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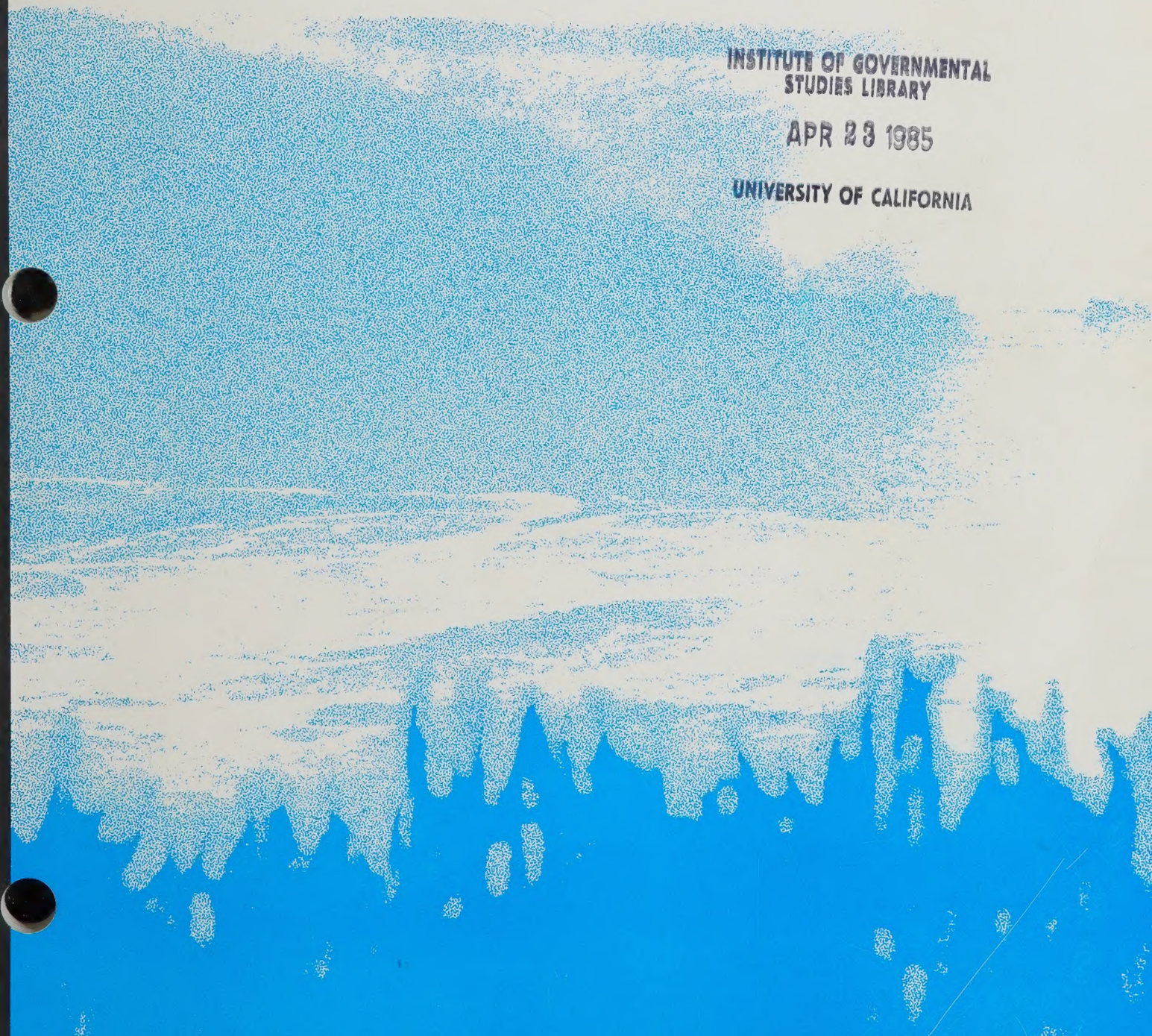
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# County of Santa Cruz LOCAL COASTAL PROGRAM LAND USE PLAN


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# County of Santa Cruz LOCAL COASTAL PROGRAM LAND USE PLAN

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ADOPTED BY THE SANTA CRUZ COUNTY BOARD OF SUPERVISORS • MAY 15, 1981  
CERTIFIED BY THE CALIFORNIA COASTAL COMMISSION • FEBRUARY 3, 1982  
ADOPTED AS AN ELEMENT OF THE COUNTY GENERAL PLAN • NOVEMBER 16, 1982  
COASTAL PERMIT AUTHORITY ASSUMED BY COUNTY • JANUARY 13, 1983

Published with all amendments through 1983. For updating procedures for amendments made after 1983, please see instructions at the end of this document.



# County of Santa Cruz LOCAL COASTAL PROGRAM LAND USE PLAN

Adopted by the Santa Cruz County Board of Supervisors on January 12, 1971.  
Approved by the California Coastal Commission on February 2, 1971.  
Adopted as a Supplement to the County Coastal Land Use Ordinance by the  
County Board of Supervisors on January 12, 1971.

Adopted by the Board of Supervisors on January 12, 1971.  
Adopted by the Board of Supervisors on January 12, 1971.



## ACKNOWLEDGEMENTS

### Santa Cruz County Board of Supervisors

Gary Patton, Chairperson  
Joe Cucchiara  
Dan Forbus  
Robley Levy  
E. Wayne Moore

### Santa Cruz County Planning Commission

Celia Scott-Von der Muhll, Chairperson  
Charles E. Barr, Jr.  
Ree Burnap  
I.H. (Skip) Eberly  
Mitchell Page

### Planning Department Staff

Kris Schenk, Planning Director  
David Laughlin, Chief, Comprehensive Planning  
Michael Dever, Administrative Services Officer

Genette Sonnesyn, LCP Project Director	Mary Ann Johnson, LCP Staff
Patrick McCormick, LCP Staff	Patty Haymond, LCP Staff
Sheila Baumgarten, LCP Staff	David Nixen
Robert Dickinson	Dennis Hanley
Harvey & Stanley, Biological Consultants	
John Stanley, Randy Morgan, Michael Marangio	

Tom Burns  
Betty Cost  
Dan de Grassi  
Michael Di Donato  
Ellen Greenlee  
Don Lauritson

Ron Marquez  
John Ricker  
Meredith Roeder  
John Warren  
Sue Williamson

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### Graphics

Dan Neubauer  
Kim Geddes, LCP Staff  
Orla Stuart

### Typing, Word Processing

Sharon Bandy  
Marilyn Gray  
Peggy Hopper  
Dorothy McKellar  
Ruby Rudman

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MEMORANDUM

TO: THE SECRETARY OF DEFENSE

FROM: [illegible]

SUBJECT: [illegible]

DATE: [illegible]

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

7. [illegible]

8. [illegible]

9. [illegible]

10. [illegible]

11. [illegible]

12. [illegible]

13. [illegible]

14. [illegible]

15. [illegible]

16. [illegible]

17. [illegible]

This memorandum was prepared in accordance with the instructions of the Secretary of Defense, dated [illegible], and is intended to provide information regarding the [illegible] project. The project is currently in the [illegible] stage and is expected to be completed by [illegible]. The results of the project will be reported to the Secretary of Defense in a separate memorandum.



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## INTRODUCTION

The California Coastal Zone is a distinct and valuable natural resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem . . . . The permanent protection of the state's natural and scenic resources is a paramount concern to the present and future residents of the state and nation.

These basic findings, from the California Coastal Act of 1976 (Section 30001), reflect the concern for the future of the Coastal Zone expressed by the people of California in the passage of Proposition 20 in 1972.

By that time, coastal development had resulted in degradation and, in some instances, destruction of coastal resources and had greatly decreased opportunities for public access to the shore. Recognizing these trends, California voters created a custodian of the larger public interest. Proposition 20 temporarily set up a State Coastal Conservation and Development Commission and six Regional Commissions to regulate coastal development while the Commission prepared a statewide Coastal Plan.

Based on this Coastal Plan, the State Legislature passed the Coastal Act of 1976. This Act sets up detailed policies for permanent coastal management.

The basic goals of the Coastal Act, as stated in the Public Resources Code, Section 30001.5 are to:

- a) Protect, maintain, and where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and man-made resources.
- b) Assure orderly, balanced utilization and conservation of Coastal Zone resources taking into account the social and economic needs of the people of the state.
- c) Maximize public access to and along the coast and maximize public recreation opportunities in the Coastal Zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- d) Assure priority for coastal-dependent development over other development on the coast.
- e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including education uses, in the Coastal Zone.

### Development of the Local Coastal Program

A key factor in the law is that most of the authority vested in the Commission by the Coastal Act is to be transferred to the local governments through adoption and certification of "Local Coastal Programs."



The Local Coastal Program (LCP) includes a local government's land use plans, zoning ordinance, zoning district maps, and other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act. Each LCP will reflect the coastal issues and concerns of the local jurisdiction and must be consistent with the statewide policies of the Coastal Act. Once adopted, the LCP becomes legally binding on the County and provides a permanent program for coastal protection.

Local Coastal Programs are divided into two major parts: the Land Use Plan and the Implementation Plan.

The Land Use Plan is defined by Section 30108.4 of the Coastal Act as the "relevant portions of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resources protection and development policies, and where necessary, a listing of implementing actions." The Local Coastal Program Land Use Plan is a comprehensive long-term plan for land use and physical development within the County's Coastal Zone. The plan includes policies and programs consistent with the provisions of the Coastal Act.

The Implementation Plan includes zoning, regulation revision, and other programs needed to carry out the goals, policies, and land use designations of the LCP Land Use Plan.

The process for review and approval of both plans includes public hearings before the Santa Cruz County Planning Commission and Board of Supervisors, and the California Coastal Commission. When the Coastal Commission has determined that the County's Local Coastal Program meets the requirements of the Coastal Act, the Commission will "certify" the LCP. Finally, the Board of Supervisors will "enact" the certified LCP, including any necessary revisions to the General Plan and Zoning Ordinance, and the County will receive the responsibility for implementing the LCP. Permit authority in the Coastal Zone is transferred to the local government. When certified, the LCP becomes binding not only on local public and private development, but also on special districts and state agencies.

After certification, actions taken by the County may be appealed to the State Commission only under defined circumstances (specified in Section 30603). The State Commission will retain permit authority in certain limited areas, such as tidelands and submerged lands (Coastal Act Section 30519(b), and LCP Regulations Section 00198).

Like any plan, the Local Coastal Program must remain pertinent and up-to-date in order to be effective. The Coastal Act provides for Commission review of each LCP at least every five years, and, in addition, the County may prepare and submit LCP amendments for review by the Coastal Commission on a periodic basis. Amendments must also be "certified" before becoming effective. Commission regulations currently permit up to three LCP amendments each year.

#### Santa Cruz County LCP Land Use Plan

What Is Included in the Land Use Plan? The Land Use Plan portion of Santa Cruz County's Local Coastal Program consists of the following:



- o The text of the written document, including the policies and programs specified in the text, and the associated charts and tables organized into ten subjects as follows:
  1. Natural Systems
  2. Agriculture and Timber
  3. Hazards
  4. Shoreline Access
  5. Recreation and Visitor-Serving Facilities
  6. Visual Resources
  7. Locating and Planning New Development
  8. Public Works
  9. Housing
  10. Industry and Energy Facilities
- o Maps as follows:
  - Sensitive Habitat Maps
  - Resources and Constraints Maps
  - Water Resource Area Maps
  - Shoreline Access Maps
  - Visual Resource Maps
  - Land Use Plan Maps
- o Glossary
- o List of Proposed Implementing Actions

**Effect Of Land Use Plan Policies and Programs.** The policies set forth in this document shall, upon certification by the California Coastal Commission, govern future development within the coastal zone in the unincorporated portions of Santa Cruz County. The implementing actions required to be enacted as part of the County's Local Coastal Program shall conform to and carry out these policies.

The proposed programs identified in this document are to be carried out by the County in connection with the implementation of the County's Local Coastal Program. In some cases, the interpretation or application of one or more of the Local Coastal Program's Land Use Plan policies might be affected by the results of a program proposed in the Land Use Plan. In any such case, until the program has been completed, the Land Use Plan policies contained in this document shall be interpreted and applied to particular development applications or projects in a manner which will be as protective of coastal resources as is possible.

The relevant sections of the California Coastal Act printed in this document are part of the policies which comprise the Land Use Plan. In any case in which the interpretation or application of a Land Use Plan policy is unclear, as that policy may relate to a particular development application or project, the application or interpretation of the policy which most clearly conforms to the Coastal Act policy shall be utilized.

**Adoption As A General Plan Element.** The Local Coastal Program Land Use Plan, was adopted by the Santa Cruz County Board of Supervisors on November 16, 1982, as an element of the County General Plan. All of the policies of the General Plan apply in the Coastal Zone, except where the LCP Land Use Plan policies are more stringent, in which case they take precedence. The adoption of this element of the General Plan also amended the previous General Plan land use, resource, and constraint maps to conform to the LCP Land Use Plan. However, because these General Plan mapped designations are subject to amendment in response to new information and needs, the General Plan maps on file with the County Planning Department should be consulted for current and accurate designations.

This LCP Land Use Plan is published as a second companion volume to the General Plan. Amendments to either the LCP Land Use Plan (policies or mapped designations) or the implementation program (see below) must be certified by the Coastal Commission prior to being put into effect.

**Land Use Plan Implementation.** Phase I of the LCP Land Use Plan implementation was completed by the County on November 23, 1982, with the adoption of extensive amendments and additions to the County codes governing land use and development. The Coastal Commission certified the County's implementation program and on January 13, 1983, and transferred coastal permit authority to the County. Except for coastal inundation and public trust areas, coastal development permits are issued by the County, with right of appeal to the Coastal Commission in specifically defined instances (see County Code Chapter 13.20, Coastal Zone Regulations).



## SECTION I

### NATURAL SYSTEMS

#### COASTAL ACT POLICIES

##### Section 30240.

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

Section 30230. Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of groundwater supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

## SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

### 1.0 NATURAL SYSTEMS

#### SENSITIVE HABITAT PROTECTION

### POLICIES

#### 1.1 Definition

"Sensitive habitats include any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem, and which could be easily disturbed or degraded by human activities and developments. In addition, some of sensitive habitats require further protection from disturbance, and this subset of sensitive habitats is called "environmentally sensitive habitat areas."

##### 1.1.1 Define the following sensitive habitats as those areas which meet one or more of the following criteria:

- a. Areas of special biological significance as identified by the State Water Resources Control Board.
- b. Areas which provide habitat for locally unique species, including but not limited to, the special forests and grasslands designated in this Land Use Plan.
- c. Areas adjacent to essential habitats of rare and endangered species.
- d. The habitat of rare, endangered and threatened species as designated by the California Native Plant Society.
- e. The habitat of rare, endangered, and threatened species as designated by the State Fish and Game Commission, or the United States Department of Interior Fish and Wildlife Service.
- f. All marine, wildlife, and education/research reserves.
- g. Nearshore reefs, rocky intertidal areas, seacaves, islets, offshore rocks, kelp beds, marine mammal hauling grounds, shorebird roosting, resting and nesting areas.
- h. Dune plant habitats.
- i. All lakes, wetlands, estuaries, lagoons, streams and rivers.
- j. Riparian corridors.



- 1.1.2 Define the following sensitive habitat types described in #1.1.1 as environmentally sensitive habitat areas and apply the policies contained in Coastal Act Section 30240(a).
- a. The habitat of rare, endangered, and threatened species as designated by the State Fish and Game Commission or the United States Department of Interior Fish and Wildlife Service.
  - b. All marine, wildlife, and education/research reserves.
  - c. Nearshore reefs, rocky intertidal areas, seacaves, islets, offshore rocks, kelp beds, marine mammal hauling grounds, shorebird roosting, resting and nesting areas.
  - d. Dune plant habitats.
  - e. All lakes, wetlands, estuaries, lagoons, streams and rivers.
  - f. Riparian corridors.

**1.2**  
**POLICIES**

**Designation**

- 1.2.1 Designate the following areas as sensitive habitats including: (a) those shown on the Sensitive Habitat Map; (b) any undesignated areas which meet the criteria (1.1.1) and which are identified through the biotic review process or other means; and (c) areas of biotic concern as shown on the Resources and Constraints maps which contain concentrations of rare, endangered, threatened or unique species.

**1.3**  
**POLICIES**

**Permitted Uses**

- 1.3.1 Uses shall be permitted in and adjacent to sensitive habitats only as shown on the Sensitive Habitat Standards Table.
- 1.3.2 Any project or use which cannot mitigate significant adverse impacts on sensitive habitats shall be denied.
- 1.3.3 Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and any proposed development must maintain or enhance the functional capacity of the habitat area. Only uses dependent on such resources shall be allowed within such areas.
- 1.3.4 Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

**1.4**  
**POLICIES**

**Protection of Sensitive Habitats**

- 1.4.1 Require performance standards consistent with the Sensitive Habitat Standards Table for all development within and adjacent to such areas.

## SENSITIVE HABITAT STANDARDS

Sensitive Habitat Type	Permitted/Conditional* Uses Within Habitat Area	Permitted/Conditional* Uses Adjacent to Habitat Area	Performance Standards Policies/Programs
<u>Upland Habitats</u>			
Special Forests			
o San Andreas Live Oak Woodland/ Maritime Chaparral	forest preserve nature observation educational instruction residential uses, meeting performance criteria	uses consistent with LCP policies	<p><u>POLICIES:</u> (All special forests.) For parts of habitats not chosen for purchase, permit residential development only at the lowest density allowed by the Land Use Plan designation.</p> <p>For residential development restrict percent of land area disturbed to 1/4 acre/unit, or 25% of the parcel whichever is less, unless fire safety practices require greater clearance. Require clustering. Define building envelope: Require landscaping plans, plantings to include characterisitic native species.** Require applicants to allow development and utilization of a prescribed burning program or other means to mimic the effects of natural fires to reduce the fire hazard to human residents, and to enhance the health of biotic communities, (GP, p. 1-9).</p>
o Indigenous Ponderosa Pine Forest	forest preserve nature observation educational instruction residential uses, meeting performance criteria	uses consistent with LCP policies	
o Indigenous Monterey Pine Forest	forest preserve nature observation educational instruction residential uses, meeting performance criteria	uses consistent with LCP policies	<p>In addition to the policies regulating all special forests, Indigenous Monterey Pines and Santa Cruz Cypress require more protective measures because of their status as rare (California Native Plant Society designation of indigenous Monterey Pine) and endangered (Santa Cruz Cypress designation per California Administrative Code, Section 670.2, Title 14). Designate essential habitat areas for these species. (Refer to performance standards for habitats of rare and endangered species which require preservation of essential habitats of such species.) Require a minimum 50' buffer between cypress communities and location of development.</p>
o Santa Cruz Cypress Groves	scientific research educational instruction	nature observation forestry rural and mountain residential agriculture	
			<p><u>PROGRAM:</u> (All special forests.) Select prime special forest areas for purchase as unique forest preserves.</p>



Grassland

nature observation  
educational instruction  
viticulture  
residential uses,  
meeting performance  
criteria  
grazing

agriculture  
rural and mountain  
residential uses  
consistent with  
LCP policies

POLICIES: Allow no division of land with grassland habitat.

For a parcel containing grassland habitat, density credit for the grassland may be allowed for residential development on developable portions of the parcel outside the grassland, only at the lowest density allowed by the Land Use Plan. Require clustering of new development projects where feasible, and place development outside grassland habitat.

PROGRAMS: Prepare a countywide grassland management plan. Develop education programs, grazing management plans, or other solutions where there is evidence of over-grazing in cooperation with Soil Conservation Service, and the Santa Cruz County Resource Conservation District. Develop prescribed burning, grazing, or other measures to preserve grassland, except where an area is being replanted with native trees and a timber management plan has been approved.

Locally Unique  
Species Habitats

Uses compatible with  
protection of the  
habitat

POLICY: Reduce in scale, redesign, or if no other alternative exists, deny any project which cannot sufficiently mitigate impacts on locally unique species habitats.

- \* The distinction between permitted and conditional uses will be made during the implementation phase.
- \*\* For a list of native plants refer to: "Landscape Criteria," adopted by the Board of Supervisors and available at the Planning Department.

## SENSITIVE HABITAT STANDARDS

Sensitive Habitat Type	Permitted/Conditional* Uses Within Habitat Area	Permitted/Conditional* Uses Adjacent to Habitat Area	Performance Standards Policies/Programs
<u>Areas Adjacent to Essential Habitats of Rare, Endangered and Threatened Species</u>			
Area Adjacent to Salamander Essential Habitat (Valencia Lagoon Watershed, Ellicott Pond, and Seascape Pond)	nature study research hillsides-residential at urban low densities subject to performance standards existing agriculture	uses consistent with LCP policies (refer to salamander essential habitat below)	<p><u>POLICIES:</u></p> <ul style="list-style-type: none"> <li>. Extend SP District to Seascape Pond and area around farm pond near Ellicott, and adjust the SP District at Valencia Lagoon watershed to cover all potential terrestrial habitat.</li> <li>. Site disturbance shall not exceed 25% of lot.</li> <li>. Impervious surface shall not exceed 10% of lot.</li> <li>. Dedicate conservation easement over undisturbed portion of site to Department of Fish and Game.</li> <li>. No grading between October 15 and April 15.</li> <li>. Save all native trees to the maximum extent possible. Avoid grading or filling within drip line of 24" or large diameter trees.</li> <li>. Minimize disturbance of native vegetation.</li> <li>. Require seepage pits where feasible.</li> <li>. Revegetate disturbed areas promptly with native or approved species. Site disturbance after revegetation shall not exceed 15% of the lot.</li> <li>. Require step or pole foundations on slopes over 15 percent. Require pole foundations on slopes over 30 percent.</li> <li>. Require that additions to existing development conform to LCP performance standards, except for new foundations which may not feasibly be constructed according to these standards. For the purposes of calculating site disturbance and impervious surface coverage, consider the existing development and the addition as a new development.</li> </ul>



PROGRAMS:

- . Explore with residents & Department of Fish & Game and other interested agencies, long-term techniques to prevent substantial lot disturbance and removal of native vegetation on lots which currently have houses on them.
- . Establish a septic system maintenance district.
- . Encourage acquisition of lots next to lagoon for a preserve.
- . Establish essential habitats for the Ellicott Pond and the Seascape Pond areas.

\* The distinction between permitted and conditional uses will be made during the implementation phase.

**SENSITIVE HABITAT STANDARDS  
ENVIRONMENTALLY SENSITIVE HABITAT AREAS**

**Environmentally  
Sensitive Habitat  
Area\*\***

**Permitted/Conditional\*  
Uses Within  
Habitat Area**

**Permitted/Conditional\*  
Uses Adjacent to  
Habitat Area**

**Performance Standards  
Policies/Programs**

Essential Habitats of  
Rare Endangered,  
Threatened, Unique  
Species

nature study and  
research, hunting,  
fishing and equestrian  
trails that have no  
adverse impacts on the  
species or habitat  
timber harvest as a  
conditional use

varies depending on  
essential habitat

POLICIES: (1) Within the following areas, require a  
biotic evaluation as part of normal project review to  
determine whether a full biotic report should be pre-  
pared:

- a) areas of biotic concern, mapped
  - b) sensitive habitats, mapped & unmapped
  - c) virgin redwood, Douglas fir forest, hard chap-  
arral, caves, areas with exposed rock.
- (2) When called for by a biotic evaluation, require a  
full biotic report to be done by a qualified biologist  
and to include at minimum:
- a) Identification when conditions warrant (see Bio-  
tic Review Flow Chart in Appendix) of the rare,  
endangered, and unique species on the subject,  
site, and
  - b) Identification of the essential habitat(s) of such  
species including a) animal food, water, nesting,  
or denning sites; and reproduction, predation and  
migration requirements; and b) plant life histor-  
ies; and soils, climate and geographic require-  
ments.
  - c) Development of specific measures to protect  
species and sensitive habitat areas and meet  
performance criteria.
- (3) Require preservation of essential habitats of rare  
and endangered species, including habitat areas  
outside the Coastal Zone when the loss of such  
habitats could affect rare, endangered and threat-  
ened species located within the Coastal Zone. Use  
dedication of conservation easements on undisturb-  
ed portions of sensitive habitat remaining on site,  
and other appropriate means.



Salamander Essential  
Habitat

wildlife preserve  
nature study and  
research

uses consistent  
with LCP policies  
(refer to Area Adjacent  
to Salamander Essential  
Habitat)

PROGRAM: Determine minimum area requirements for the protection of rare, endangered and unique species. Integrate any biotic review into the Timber Harvest regulations. (Sec. #2.8.10.) Develop a program to enforce performance standards protecting rare, endangered, threatened and unique species. Request state and federal assistance in enforcement of performance standards.

PROGRAM: Develop methods to eliminate development potential in the essential habitat area, including seeking funding for acquisition of lots. Institute a procedure whereby, upon receiving a development application for an undeveloped parcel within the essential habitat, the County shall notify the California Coastal Commission, Coastal Conservancy, California Department of Fish and Game, and U.S. Fish and Wildlife Service. The County or other agency shall have one year to decide whether to acquire the parcel. If the County and other agencies decide not to acquire the parcel development potential in the essential habitat has not been otherwise eliminated, and development cannot be accommodated on the parcel outside the essential habitat, development may proceed consistent with the standards for the area adjacent to the salamander essential habitat and other LUP policies. A security deposit shall be required to ensure compliance with those standards.

\* The distinction between permitted and conditional uses will be made during the implementation phase.  
\*\* See policy 1.4.2 and Coastal Action Section 30240.

# SENSITIVE HABITAT STANDARDS ENVIRONMENTALLY SENSITIVE HABITAT AREAS

## Environmentally Sensitive Habitat Area\*\*

## Permitted/Conditional\* Uses Within Habitat Area

## Permitted/Conditional\* Uses Adjacent to Habitat Area

## Performance Standards Policies/Programs

### Marine Resources

Kelp Beds

nature observation  
mariculture scuba  
diving

recreational fishing

POLICY: Prohibit any development which might result in a discharge to the marine environment, whether within or without the sensitive habitat area, which might adversely affect this habitat type.

Rocky Intertidal Areas

nature observation  
scientific research  
educational instruction  
take of marine organisms  
consistent with Dept. of  
Fish & Game regulations

recreational fishing  
skin diving

PROGRAM: Enforce existing Department of Fish and Game regulations and prohibitions on collecting marine organisms.

Marine Mammal  
Hauling Grounds

scientific research

education instruction

PROGRAM: Prevent access to the bluff top observation points likely to cause disturbance to animals. Discourage access to immediately adjacent beach areas where necessary to minimize disturbance by roping off sensitive areas and posting explanatory signs along fencelines and restricted paths. Fence where necessary to prevent marine mammals from crossing Highway One.

### Shoreline Habitats

Shorebird Nesting  
Areas

scientific research

educational instruction  
nature observation  
resource protection

PROGRAM: Discourage all activities within 100 feet of nesting sites during nesting season (March-July). Prohibit dogs from beaches having nesting sites.

Davenport Pier  
Rock Cliffs & Rock  
Outcrops-Offshore  
which are Seabird/  
Shorebird Resting  
Areas & Roosting Sites

scientific research

educational instruction  
nature observation  
resource protection

POLICY: Maintain low intensity use, such as nature observation and educational instruction.

Sandy Beaches which  
are Seabird/Shorebird  
Resting Areas &  
Roosting Sites

seasonal beach  
recreation

resource protection  
beach recreation

PROGRAM: Prevent, as much as possible, disturbance  
of shorebird resting and roosting sites whenever shore-  
birds are roosting and resting by roping off sensitive  
areas, posting explanatory signs, and other means.

Dunes and Coastal  
Strand

scientific research  
educational instruction

resource protection  
beach recreation

POLICIES: Prohibit off-road vehicle use. Require  
use of wooden boardwalks for trails through dunes.

PROGRAM: Close or improve trail across dunes,  
encourage use of alternate trails. (See policies, Shore-  
line Access section.)

Cliff Nesting Areas

scientific research

nature observation  
educational instruction  
resource protection

POLICY: Require 50 foot buffer from blufftop at or  
above nesting area.

Coastal Scrub

blufftop viewing  
hiking  
nature observation

access, parking  
agriculture  
grazing

POLICY: Minimize clearing for allowed uses within  
the habitat.

PROGRAM: Encourage increased buffer (50 feet) from  
cliff edge to fields or service roads.

#### Wetlands, Estuaries, Lagoons Ponds and Reservoirs

Wetlands, Estuaries,  
& Lagoons

educational instruction  
scientific research  
managed nature  
observation  
wetland restoration  
maintenance to existing  
public utilities  
aquaculture  
recreational fishing  
subject to Dept. of Fish  
& Game regulations

nature observation  
resource protection  
field agriculture with  
setback  
other low intensity uses  
(with setback)  
recreational fishing  
subject to Dept. of  
Fish & Game  
regulations

POLICIES: Require minimum setback for agriculture  
(nature buffer strip of 100 feet). Restrict general  
public access. Require minimum setback of 100 feet  
for all compatible development. (Buffers are measured  
from high watermark.) Attempt to maximize distance  
between structures and wetland. Require measures  
to prevent water quality degradation from adjacent  
land uses, as outlined in the Water Resources section.

PROGRAM: Field check intermittent wetlands and  
map areas with permanent wetlands vegetation as  
wetlands.

\* The distinction between permitted and conditional uses will be made during the implementation phase.  
\*\* See policy 1.4.2 and Coastal Action Section 30240.



# SENSITIVE HABITAT STANDARDS ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Environmentally Sensitive Habitat Area**	Permitted/Conditional* Uses Within Habitat Area	Permitted/Conditional* Uses Adjacent to Habitat Area	Performance Standards Policies/Programs
Rivers & Streams (includes Anadromous Fish Spawning Areas)	scientific research educational instruction aquaculture	timber protection agriculture residential with appropriate setbacks recreational fishing subject to Dept. of Fish & Game regulations	<u>POLICY</u> : Enforce Riparian Corridor Protection Ordinance as amended by LCP policies, and the San Lorenzo River Management Plan. Preserve streamflows and protect water quality as specified in the Water Resources section.
Intermittent Wetlands	limited grazing uses within wetlands (above) existing agriculture	agriculture recreational fishing subject to Dept. of Fish & Game regulations	<u>PROGRAM</u> : Development in or adjacent to wetland will be carried out so as to incorporate the recommendations of a management plan which evaluates: migratory waterfowl use December 1 to April 30; compatibility of agricultural use and biotic and water quality protection; and the protection of adjoining uplands.
Reservoirs & Ponds	water storage & diversion aquaculture	agriculture grazing recreational fishing subject to Dept. of Fish and Game regulations	<u>PROGRAM</u> : Discourage increased human access to reservoirs and ponds.
<u>Riparian Corridors</u>			
Riparian Habitats (includes riparian vegetation)	nature observation educational instruction scientific research aquaculture recreational fishing subject to Dept. of Fish & Game regulations existing agriculture	with appropriate setbacks, the following uses: timber production agriculture and residential	<u>POLICIES</u> : Prohibit development activities, land alteration and vegetation disturbance within riparian corridors and wetlands, defined to include: <ul style="list-style-type: none"> <li>. 50' from the mean rain season (bankfull) flowline; of a perennial stream;</li> <li>. 30' from the mean rainy season (bankfull) flowline of an intermittent stream as designated on the GP maps and through field inspection of undesignated intermittent streams;</li> <li>. 50' of the high water mark of a marsh, pond, slough, lagoon, lake or natural body of standing water;</li> <li>. 50' from the landward limit of riparian woodland vegetation;</li> <li>. wooded arroyos within urban areas.</li> </ul>

Exclude lands within riparian corridors in rural areas in the calculation of development density or net parcel size. Require a 50 foot setback from the top of the arroyo for all development on parcel bordering riparian corridors within the Urban Services Line. This setback may be reduced under special circumstances if specific findings can be made that the resource will not be reduced or adversely impacted and there is no feasible less environmentally damaging alternative. Grant full density credit for the portion of the property which is within the 50 foot setback excluding areas over 30% slope up to a maximum of 50% of the total area of the property outside the riparian corridor.

PROGRAM: Develop standards for exceptions to riparian setbacks. Exceptions shall be based on findings that the resource will not be reduced or adversely impacted and there is no feasible less environmentally damaging alternative.

\* The distinction between permitted and conditional uses will be made during the implementation phase.

\*\* See policy 1.4.2 and Coastal Action Section 30240.



BREEDING AREA

"S.P." Combining Zone District  
SALAMANDER PROTECTION - VALENCIA LAGOON

LEGEND



Essential Habitat



Salamander Protection District



1,000





ELLICOTT POND  
ESSENTIAL HABITAT



Monterey

1" = 1,000'  
N

- 1.4.2 The dedication of open space or conservation easements or equivalent measures shall be required to protect that portion of a sensitive habitat on a project parcel which is undisturbed by a proposed development activity or to protect sensitive habitats on adjacent parcels.
- 1.4.3 Prohibit the use of insecticides, herbicides, or any toxic chemical substance in sensitive habitats, except when an emergency has been declared, when the habitat itself is threatened, when a substantial risk to public health exists, or when such use is authorized pursuant to a permit issued by the Agricultural Commissioner.

#### PROGRAMS

- 1.4.4 Implement programs as specified in the Sensitive Habitat Standards Table.
- 1.4.5 Establish biotic review procedures and standards for all new development and incorporate as part of the environmental review process; prepare biotic mitigation measures and promote comprehensive programs for biotic protection.
- 1.4.6 Request that the State Department of Fish and Game effectively regulate permitted uses in publicly and privately owned sensitive habitats.
- (See Sensitive Habitat Standards Table and related policy #1.5.17.)

#### WATER RESOURCE PROTECTION

#### 1.5 POLICIES

##### Erosion Control

- 1.5.1  
GP Exclude land with slopes exceeding 30 percent in urban areas, and 50 percent in rural areas from density calculations for land divisions.
- 1.5.2 Prohibit structures in discretionary projects on slopes in excess of 30 percent. A single family dwelling on an existing lot of record may be excepted from the prohibition where siting on greater slopes would result in less land disturbance, or siting on lesser slopes is infeasible.
- 1.5.3  
GP Deny any grading project or timber harvest application where a potential danger to soil or water resources has been identified, and adequate mitigation measures cannot be undertaken.
- 1.5.4  
GP Require, as a condition of new development approval, abatement of any grading or drainage condition on the property which gives rise to existing or potential erosion problems.
- 1.5.5 Require development plans in rural areas and sensitive habitats to indicate the areas where vegetation is to be removed (building and construction envelopes). Limit vegetation removal to the identified building and construction envelope, and minimize the area covered by envelopes, consistent with sensitive habitat protection policies and fire safety requirements.

- 1.5.6 For development activities, require protection of exposed soil from erosion between October 15 and April 15 and require vegetation and stabilization of disturbed areas prior to completion of the project. For agricultural activities, require that adequate measures are taken to prevent excessive sediment from leaving the property.
- 1.5.7  
GP Require topsoil to be stockpiled and reapplied upon completion of grading to promote regrowth of vegetation; native vegetation should be used in replanting disturbed areas to enhance long-term stability.
- 1.5.8  
GP Require containment of all sediment on the site during construction and require drainage improvements for the completed development that will provide for runoff control including onsite retention or detention where appropriate. Runoff control systems shall be adequate to prevent any increase in site runoff over pre-existing volumes.
- 1.5.9  
GP Prohibit earthmoving operations in areas subject to very high or high erosion hazard potential and in least-disturbed or water supply watersheds between October 15 and April 15, unless preauthorized by the building official. If such activities take place, measures to control erosion must be in place at the end of each day's work.
- 1.5.10 Require site design in areas subject to very high or high erosion hazard potential and in least-disturbed or water supply watersheds to minimize grading activities and reduce vegetation removal based on the following guidelines:
- a. Structures should be clustered;
  - b. Access roads and driveways should not cross slopes greater than 30 percent; cuts and fills should not exceed 10 feet; providing, however, that exceptions to this rule may be granted where alternative routes would result in less environmental damage;
  - c. Foundation designs should not require major excavation or fill;
  - d. Designate building and access envelopes on the basis of site inspection to avoid particularly erodible areas;
  - e. Require all sidecast material to be recompacted to engineered standards, reseeded, and mulched and/or burlaped.
- 1.5.11 Require approval of final site development plans including drainage and erosion control plans for new development, in areas subject to very high or high erosion hazard potential and in least-disturbed or water supply watersheds prior to authorization of any clearing and grading activities.



- 1.5.12 Require the installation of erosion control measures consistent with the Erosion Control Ordinance, by October 15, or the advent of significant rain, or the completion of the timber harvest, whichever occurs first. Prior to October 15, require adequate erosion control to be provided so as to prevent erosion from early storms.
- 1.5.13 Allow no land clearing prior to erosion control plan approval. Require a permit and an erosion control plan for clearing one or more acres, except when clearing is for existing agricultural uses. Require that any erosion control and land clearing activities be consistent with all LCP policies.
- 1.5.14 Require a permit for any land clearing in a sensitive habitat area, water supply watershed, least disturbed watershed, very high and high erosion hazard areas no matter what the parcel size. Require that any land clearing be consistent with all LCP policies.

(See related policies in Visual Resources section).

#### PROGRAMS

- 1.5.15 GP Identify existing erosion problems on public and private lands and prepare and implement an erosion control plan with adequate budget to remedy those problems.
- 1.5.16 GP Establish an active erosion control education program for the general public, builders and staff in cooperation with the Resource Conservation District and the Soil Conservation Service.
- 1.5.17 Develop cost-sharing programs with outside funding to assist property owners with control of existing problems that are too large to be effectively controlled by the owner.
- 1.5.18 Encourage use of Resource Conservation District programs to control existing erosion problems.

1.6 Watershed Protection  
POLICIES

1.6.1 Allow minimum parcel sizes of not less than 20 acres in water supply watersheds.

1.6.2 GP Maintain the following least disturbed watersheds in open space densities of use by requiring 40 acre minimum parcel size for new parcels and permit land divisions if such division is consistent with open space protection and serves a specific purpose beneficial to the public, such as parcels for public facilities including public well sites, fire stations utility rights of way, etc.:

Waddell Creek Watershed, including Blooms Creek  
Scott Creek and Big Creek Watershed above their confluence, and  
Scott Creek tributaries below Swanton Road  
Greenoaks Creek  
Ano Nuevo Creek  
Molino Creek  
North Coast Arroyos consisting of:

- . Laguna Creek: designated corridors between Highway 1 and the confluence of the east and west branches of Majors Creek.
- . Baldwin Creek and Peasley Creek: entire watershed above Highway 1.
- . Wilder Creek: designated area above Highway 1.
- . Majors Creek: designed corridor between Highway 1 and the confluence of the east and west branches of Majors Creek.

1.6.3 For North Coast and Bonny Doon watersheds extending outside the Coastal Zone, extend LCP watershed protection measures (policies 1.5.1-24, 1.6.1-3, 1.7.1-1.7.7, 1.11.1-2, 7.5.1-2) to the upland areas under County jurisdiction.

1.6.4 Limit new land divisions in water supply watersheds to that the average overall density in any water supply watershed shall not exceed an average parcel size of 2.5 acres.

1.7 Maintaining Adequate Streamflows

POLICIES

1.7.1 Designate as critical water supply streams those streams currently utilized at their full capacity including Laguna, Majors, Liddell, San Vicente, Mill and Reggiardo Creeks. Oppose or prohibit as legal authority allows, new or expanded water diversion from critical water supply streams. Prohibit new riparian or off stream development, or increases in the intensity of use, which require an increase in water diversions from critical water supply streams.

- 1.7.2 Protest the development of new major water supply projects in the Court unless they are adequately conditioned to protect beneficial instream uses and riparian habitat. For new major water supply projects located in the Coastal Zone, prohibit their development unless they are adequately conditioned to protect beneficial instream uses and riparian habitat.
- 1.7.3 Prohibit the designation of Scott Creek, Waddell Creek, and Aptos Creek as onstream storage reservoirs.

#### PROGRAMS

- 1.7.4 Develop a program to ensure that Statements of Diversion and Water Use are filed by all water users as required by the State Water Resources Control Board, Division of Water Rights.
- 1.7.5 Develop more detailed information on streamflow characteristics, water use, and habitat needs. Use this information to formulate a more detailed strategy for maintenance and enhancement of streamflows on critical water supply streams.
- 1.7.6 Pending a determination based on a biologic assessment, preserve perennial stream flows at 95% of normal levels during summer months, and at 70% of the normal winter baseflow levels. Protest new water rights which would diminish the instream flows necessary to maintain anadromous fish runs and riparian vegetation below the 95%/70% standard.
- 1.7.7 Require retention of stormwater runoff from impermeable surfaces for all new development in Water Supply Watersheds through on-site percolation methods so that runoff will not exceed predevelopment runoff levels. Utilize on-site detention methods where percolation methods are not feasible. Either system should be designed to contain a 10-year storm at a minimum.

#### 1.8 Maintaining Surface Water Quality - General

#### POLICIES

- 1.8.1 Require a one-acre minimum parcel size in all areas where on-site septic systems are used.
- 1.8.2 Require a 15,000 square foot minimum lot size for existing lots of record in septic constraint areas, as defined in "Septic Constraint Areas of the County of Santa Cruz," on file with the Environmental Health Officer. Contiguous undeveloped properties may be acquired and combined to create a parcel of at least 15,000 square feet.

(See related policies in sections 7.5 Buildout Impacts and 8.0 Public Works.)

#### PROGRAMS

- 1.8.3 Establish a program for septic inspection and maintenance, giving a high priority for the Valencia Lagoon watershed, the north coast critical water supply watersheds, and other areas where there are known septic problems.



- 1.8.4 Develop a program to monitor surface water quality and quantity to warn of potential problems.

1.9 Maintaining Water Quality in Coastal Urban Lagoons

POLICIES

- 1.9.1 Apply strict erosion control measures, including sediment basins, to all new construction in order to prevent siltation of streams and coastal lagoons.
- 1.9.2  
GP Require installation and maintenance of oil, grease, and silt traps for all parking lots with 20 spaces or more and for all commercial and industrial development to reduce the introduction of pollutants into runoff.
- 1.9.3  
GP Require curbs and gutters in urban areas for new development on arterial and collector streets and on local streets where needed due to specific topographic or storm drainage constraints, to facilitate street sweeping and to reduce the introduction of pollutants into surface drainage waters.
- 1.9.4  
GP Require drainage facilities, including curbs and gutters in urban areas, as needed to protect water quality for all new development within 1,000 feet of riparian corridors or coastal lagoons.
- 1.9.5  
GP Prevent constriction of saltwater inflow to coastal lagoons by new development or road projects.

PROGRAMS

- 1.9.6  
GP Establish a program to provide curbs and gutters on major roads in urban areas where development already exists.
- 1.9.7  
GP Establish a program for street sweeping of major roads in the urban areas, with highest priority given those roads that drain into coastal lagoons.
- 1.9.8  
GP Initiate a water quality restoration program for the coastal lagoons which will restore natural saltwater balances, protect the natural habitat, and mitigate public health hazards. The County program for Moran Lake may serve as a prototype for this program.
- 1.9.9 Monitor water quality of lagoons to determine the effectiveness of the water quality restoration program.

1.10 Maintaining Surface Water Quality in Areas with Potential Adverse Impacts from Agriculture and other Adjacent Land Uses

POLICY

- 1.10.1 Prohibit new development adjacent to marshes, streams and bodies of water if such development would cause adverse impacts on water quality which cannot be mitigated or will not be fully mitigated by the project proponent.

## PROGRAMS

- 1.10.2 In coordination with the Regional Water Quality Control Board, identify and control point sources of contamination.
- 1.10.3 In coordination with the Regional Water Quality Control Board, seek funding for emergency standby pumping facilities at the Santa Cruz City Dump that would be capable of handling peak levels of leachate generated during winter months.
- 1.10.4 Pursue studies and implement corrective measures to eliminate or drastically reduce harmful leachates entering Gallighan Slough and the groundwater from the County's Buena Vista Dump. Monitor water quality of surface and groundwater to determine effectiveness of control measures.
- 1.10.5 Include monitoring of surface and groundwater near the Watsonville City Dump in the County's water quality monitoring program and cooperate with the City in solving any mutually-created water quality problems.
- 1.10.6 Monitor dissolved oxygen levels during intense algae blooms in the sloughs to define the severity of eutrophication as part of ongoing water quality monitoring programs. Monitor nutrient and ammonia levels to identify sources of contaminants and implement corrective measures.
- 1.10.7 Implement educational programs based on ongoing demonstration projects to encourage lower fertilizer use rates consistent with the protection of water quality.
- 1.10.8 Increase educational programs regarding application and handling of fertilizers and pesticides to emphasize protection of water quality.
- 1.10.9 Develop a program for control of non-point pollution from agricultural activities. Consider recommendations from ongoing studies.
- 1.10.10 Conduct biotic assessments of sloughs to identify effects of sporadic high levels of short-lived pesticides in the water and persistent levels of DDT, DDE, and TDE in the bottom sediments.

## 1.11 POLICIES

### Maintaining Groundwater Recharge

- 1.11.1 Require a minimum 10-acre parcel size where individual or shared on-site wastewater disposal takes place within primary groundwater recharge areas.
- 1.11.2  
GP Require retention of stormwater runoff from impermeable surfaces for all new development in primary groundwater recharge areas through on-site percolation methods so as not to exceed pre-development runoff levels. Utilize on-site detention methods where percolation methods are not feasible; either system should be designed to contain a 10-year storm at a minimum.

(See related policies and programs on groundwater management in Public Works section.)

**1.12**  
**POLICIES**

**Maintaining Groundwater Quality**

- 1.12.1 GP Prohibit any non-residential land use in a primary groundwater recharge area which would allow the percolation of pollutants to the groundwater system.

**PROGRAMS**

- 1.12.2 Identify and seal existing wells that contribute to groundwater degradation. Require all new wells found to be of unsuitable quality to be promptly sealed according to State standards and inspected by the Environmental Health Department unless mitigating measures can be found to make the water potable and not adversely affect underlying groundwater quality.

- 1.12.3 Establish procedures for requiring a pump test and chemical analysis of all new private wells to ensure that new wells do not induce contamination of aquifers. Establish standards for safe water supplies, and require water from all new wells to meet such standards.

- 1.12.4 GP Monitor groundwater quantity and quality to warn of potential problems.

(See surface water section for related policies regarding septic systems and pollution from agriculture and other land uses.)

**RESTORATION OF DAMAGED SENSITIVE HABITATS**

**1.13**  
**Private Sector Role**

**POLICY**

- 1.13.1 Require, as a condition of development approval, feasible restoration of any area of the subject property which is, or is a cause of, an identified degraded habitat with the magnitude of restoration to be commensurate with the scope of the project.
- 1.13.2 Establish the projects included in the Parks and Recreation and Open Space Plan, Priority List for Resource Protection Areas, as funding priorities for restoration.

**1.14**  
**POLICIES**

**Public Sector Role**

- 1.14.1 Apply development conditions such as vegetation with native plant species, diversion of polluting run-off, water impoundment, and other appropriate means to partially or fully restore sensitive habitats. The object of habitat restoration activities shall be to enhance the functional capacity and biological productivity of the habitat(s) and whenever feasible to restore them to a condition which can be sustained by natural occurrences, such as tidal flushing of lagoons.




## PROGRAMS


- 1.14.2      Develop a program and seek funding for a habitat restoration program which could supplement private restoration.
- 1.14.3      Establish a task force of local citizens and state agency representatives to identify key restoration projects and seek available funding.
- 1.14.4      Use the following criteria for establishing funding priorities among restoration projects:
  - a.      Biological significance of the habitat, including productivity, diversity, uniqueness of area, presence of rare, endangered or unique species, or regional importance (e.g., waterfowl resting areas, etc.).
  - b.      Degree of endangerment from development or other activities, and vulnerability to overuse or misuse.
- 1.14.5      Use acquisition as a tool for protecting/restoring threatened and valuable sensitive habitats. Seek funding for acquisition of sensitive habitats, for example, special forest areas, parts of the salamander habitat, and wetland areas.
- 1.14.6      Support the restoration of wetland habitat in Lower Arana Gulch.

# Sensitive Habitats

## RIPARIAN CORRIDORS

 Riparian Woodlands

 Streams and Riparian  
Corridors

 Streams with Steelhead  
and Salmon Runs

## WETLANDS


 Wetland Estuaries

 Intermittent Wetlands

## UPLAND HABITATS

 Grasslands

 Special Forests

 Undesignated areas  
(Consult large scale maps  
for more detailed infor-  
mation)

## MARINE HABITATS

 Reefs


 Islets

 Rock Outcrops

 Kelp Beds

 Mammal Hauling Grounds

## SHORELINE HABITATS

 Bird Nesting, Resting,  
and Roosting Sites

 Dunes and Coastal Strand

 Coastal Scrub

## RARE AND ENDANGERED SPECIES

 Rare and Endangered

 Locally Unique

## SPECIES TYPES

 Grass


 Flower

 Bird

 Kangaroo Rat

 Tree

 Shrub

 Salamander

 Fern

 Areas of Biotic Concern

For parcel specific information large scale maps (1" = 2000') on file at Santa Cruz County Planning Department may need to be consulted. In cases of dispute or lack of clarity, large scale maps shall prevail.

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# Sensitive Habitats North County





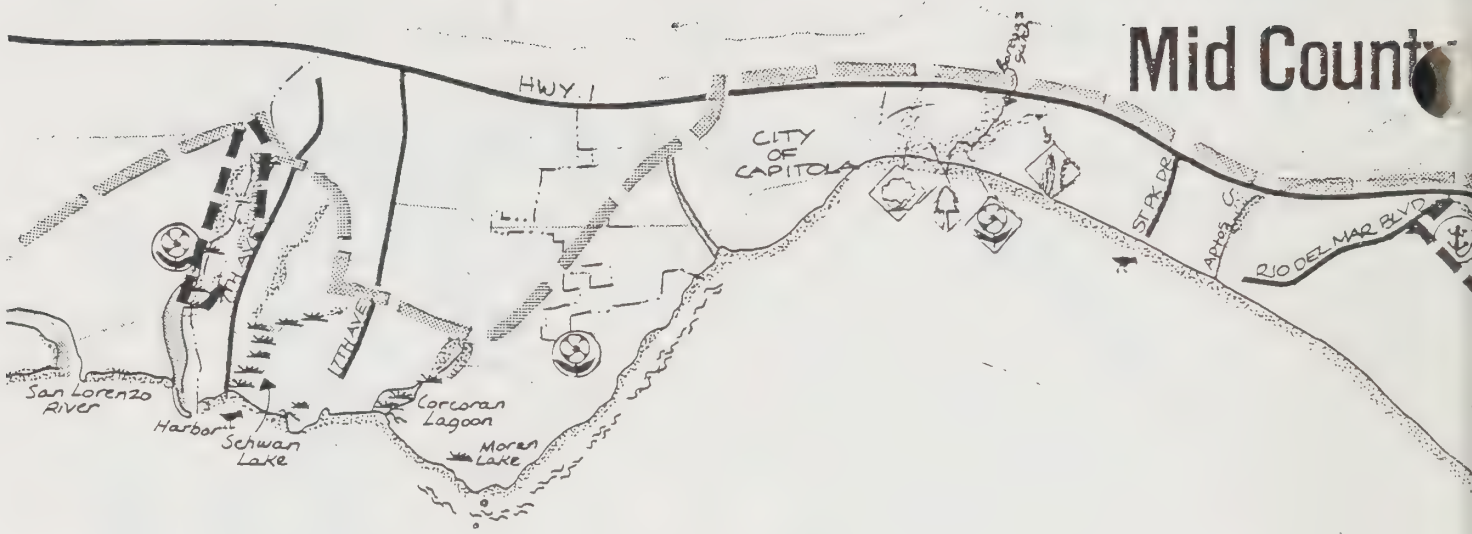
# Bonny Doon



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## SENSITIVE HABITATS BONNY DOON




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## Sensitive Habitats



### RIPARIAN CORRIDORS

-  Riparian Habitats
-  Streams
-  Streams with Steelhead and Salmon Runs






### WETLANDS

-  Wetland Estuaries
-  Intermittent Wetlands




### UPLAND HABITATS

-  Grasslands
-  Special Forests



### MARINE HABITATS

-  Reefs
-  Islets
-  Rock Outcrops
-  Kelp Beds
-  Mammal Hauling Grounds









### SHORELINE HABITATS


-  Bird Nesting, Resting and Roosting Sites
-  Dunes and Coastal Strand
-  Coastal Scrub

### RARE AND ENDANGERED SPECIES

-  Rare and Endangered
-  Locally Unique

### SPECIES TYPES

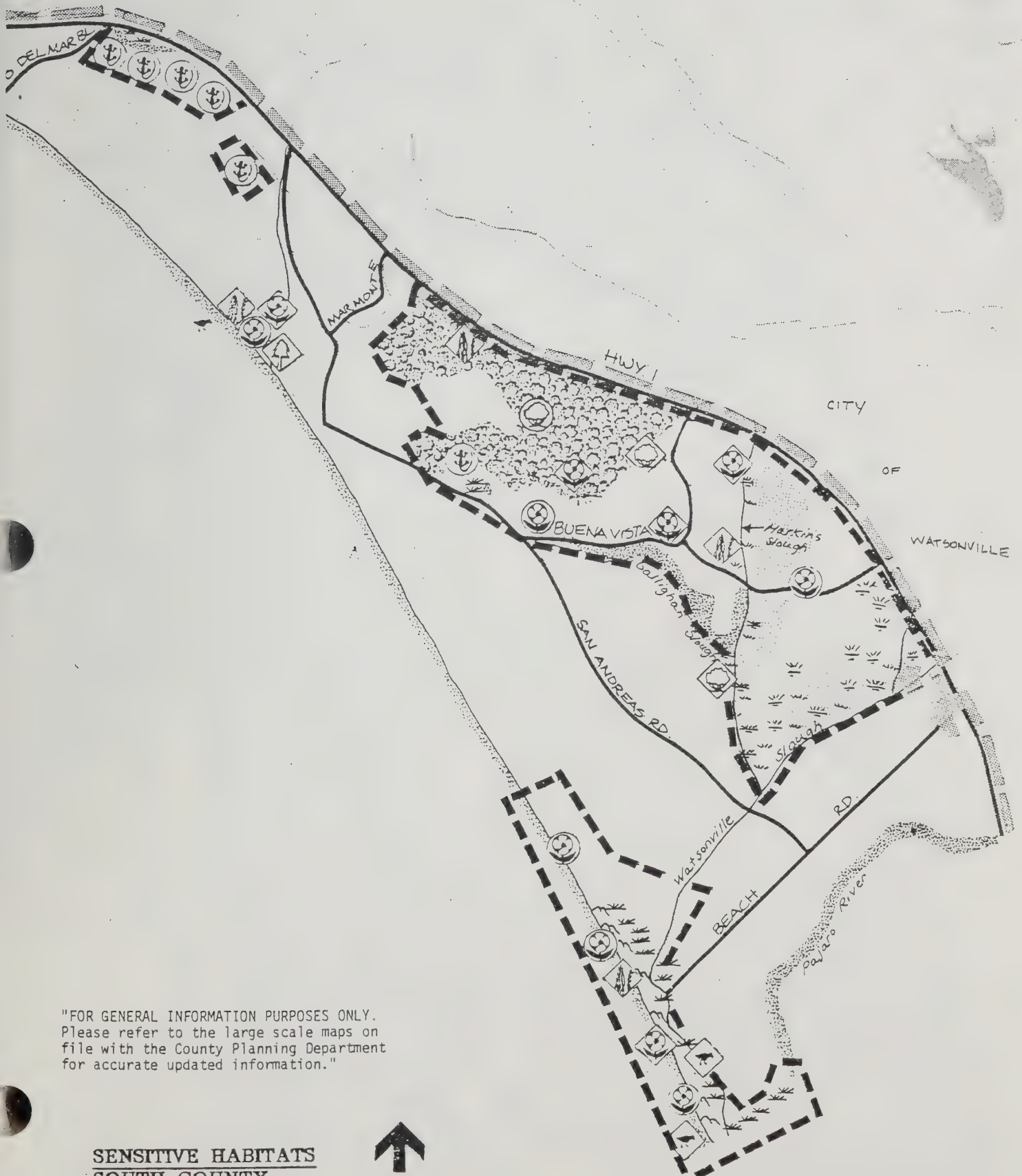
-  Grass
-  Flower
-  Bird
-  Kangaroo Rat
-  Tree
-  Shrub
-  Salamander
-  Fern

 Areas of Biotic Concern



1 MILE Rev. 1/

# South County



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## SENSITIVE HABITATS SOUTH COUNTY



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# Resources & Constraints

## Biotic Resources



Areas of Biotic Concern

## Prime Agricultural Land



Cultivated Lands



Grazing Lands



Forest



## Coastal Zone Boundary



Undesignated areas  
(Consult large scale maps  
for more detailed infor-  
mation)

## Hazards



Bluff and Beach Erosion



High Erosion



Flood/Liquifaction



Fault

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## RESOURCES & CONSTRAINTS NORTH COAST

Date: April 1981  
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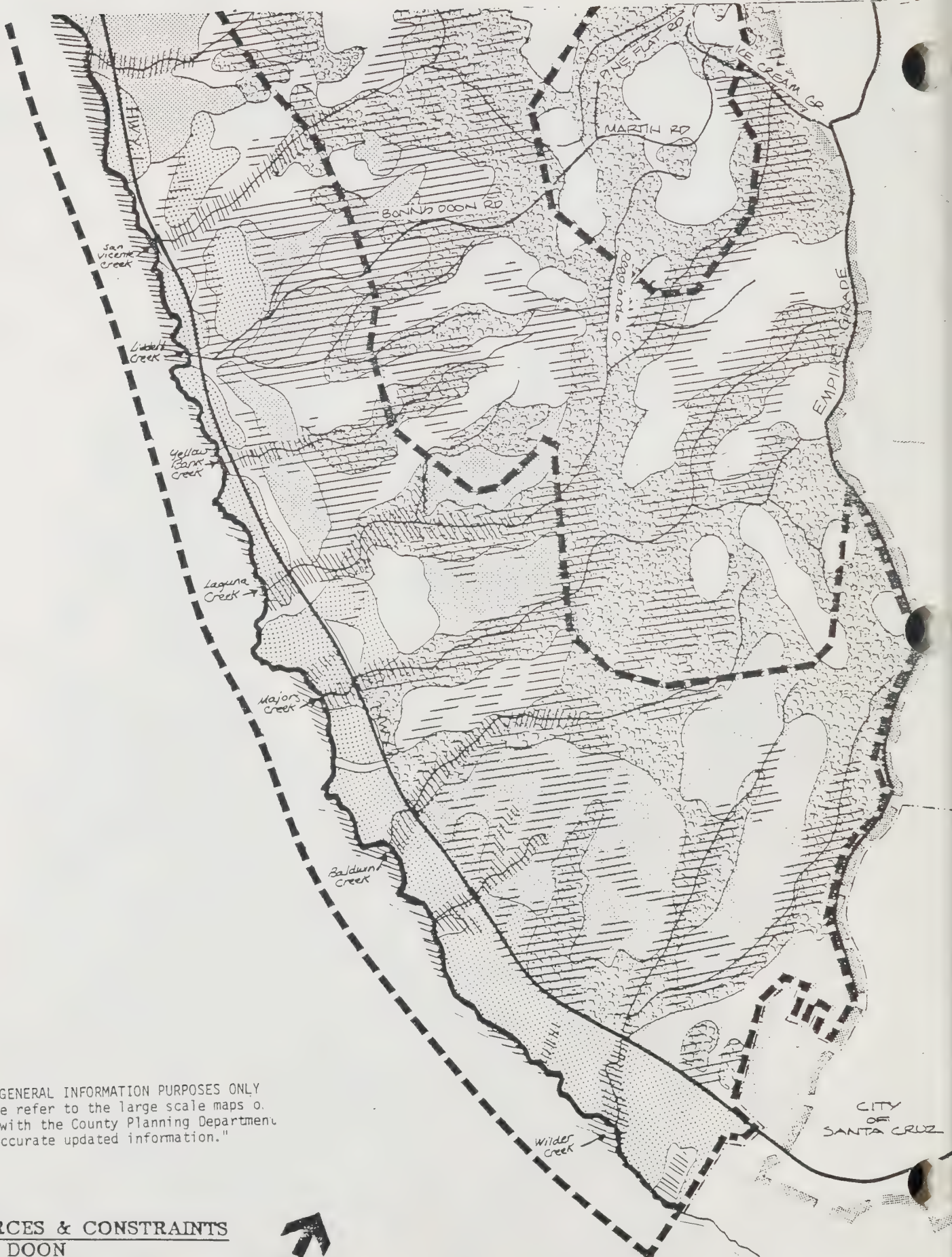


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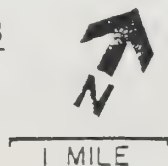
# Bonny Doon



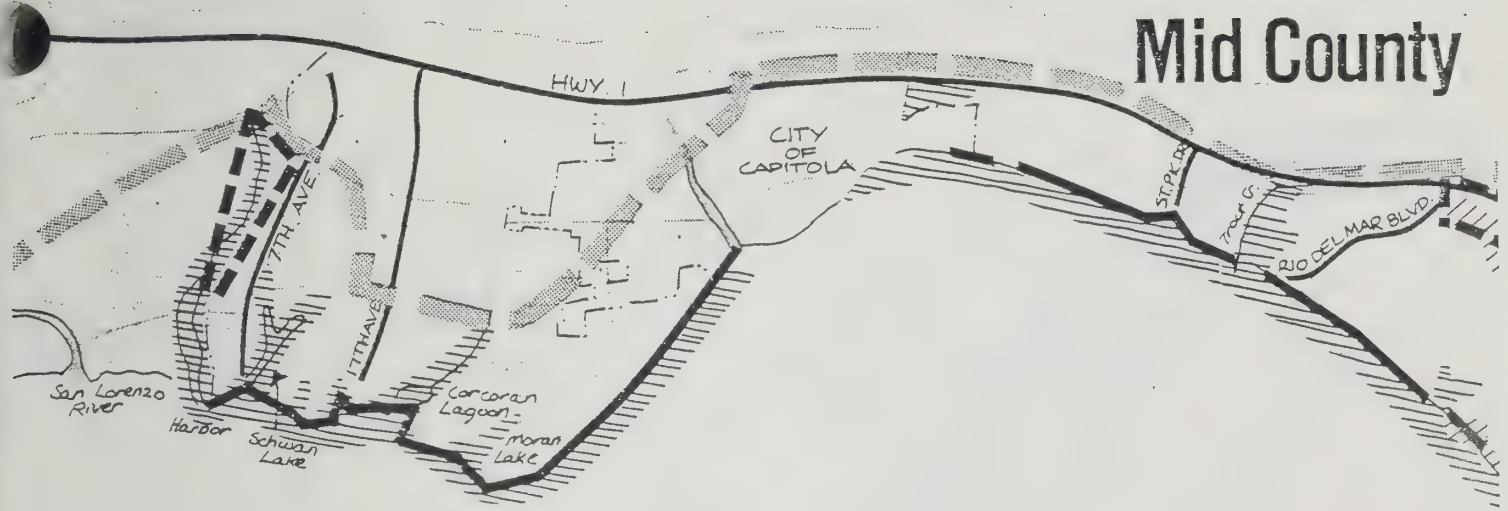
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## RESOURCES & CONSTRAINTS BONNY DOON

Date: April 1981  
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## Resources & Constraints

### Biotic Resources



Areas of Biotic Concern

### Prime Agricultural Land



Cultivated Lands



Grazing Lands



Forest



Coastal Zone Boundary

### Hazards



Bluff and Beach Erosion



High Erosion



Flood/Liquifaction



Fault

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### RESOURCES & CONSTRAINTS MID COUNTY

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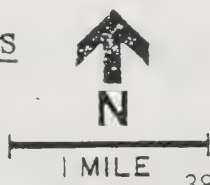
# South County



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## RESOURCES & CONSTRAINTS SOUTH COUNTY

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## Water Resource Areas



Primary Groundwater Recharge Areas



Least Disturbed Watershed



Water Supply Watershed



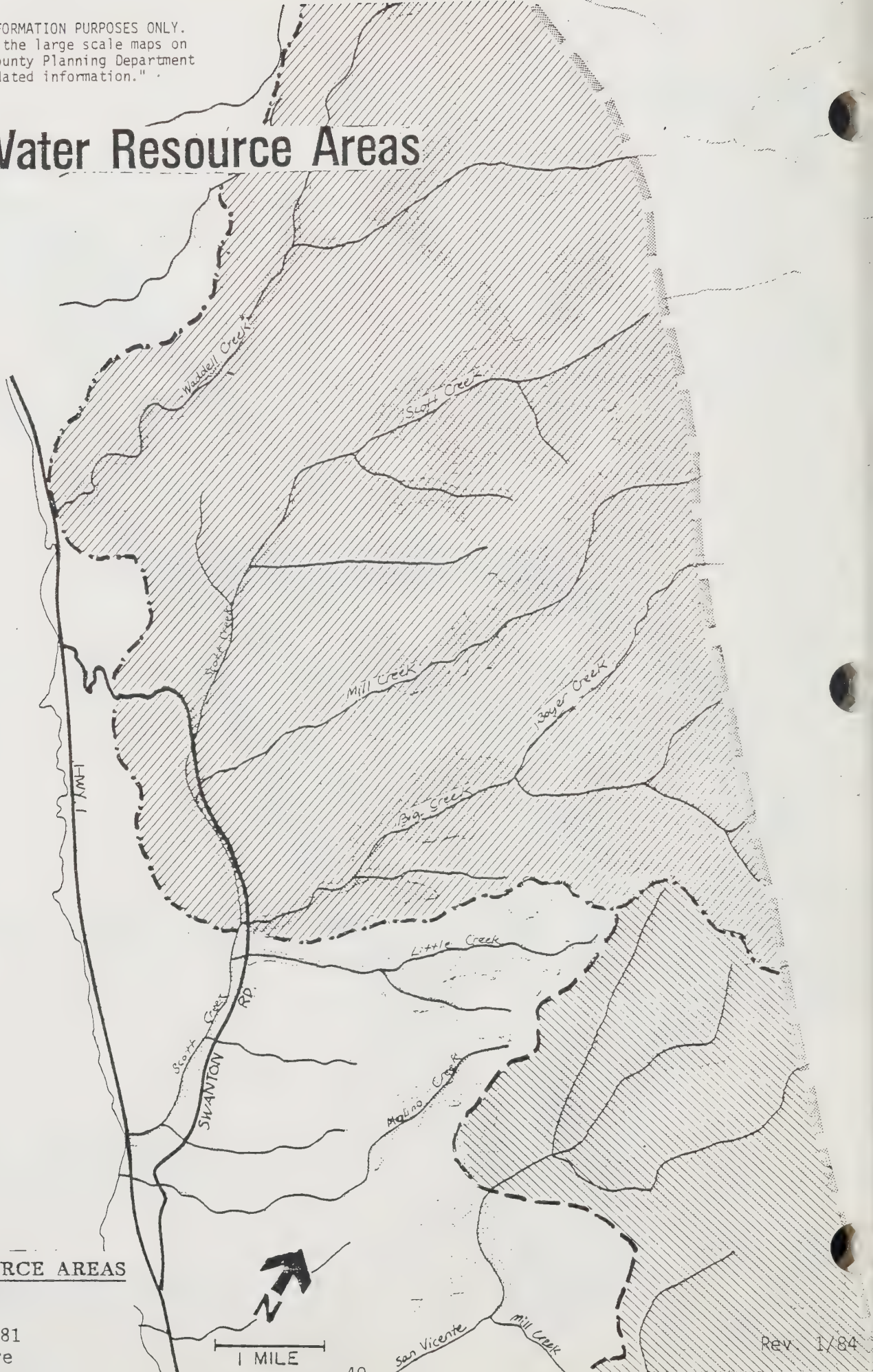
Coastal Zone Boundary

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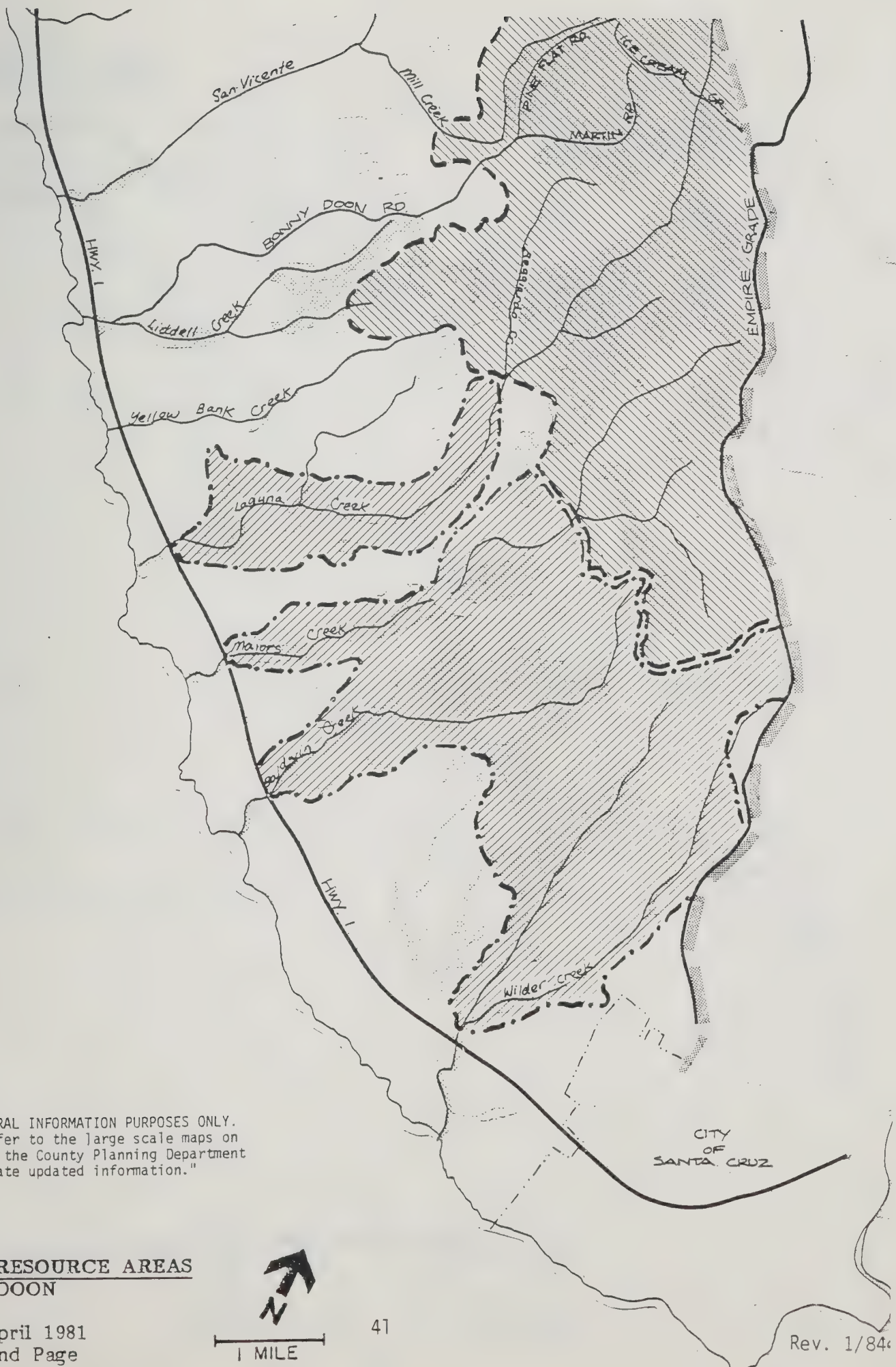
# Water Resource Areas



## WATER RESOURCE AREAS NORTH COAST

Date: April 1981  
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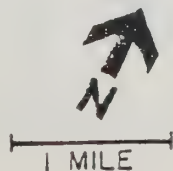
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## WATER RESOURCE AREAS BONNY DOON

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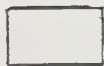




# Mid County



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Primary Groundwater Recharge Areas



Least Disturbed Watershed



Water Supply Watershed



Coastal Zone Boundary

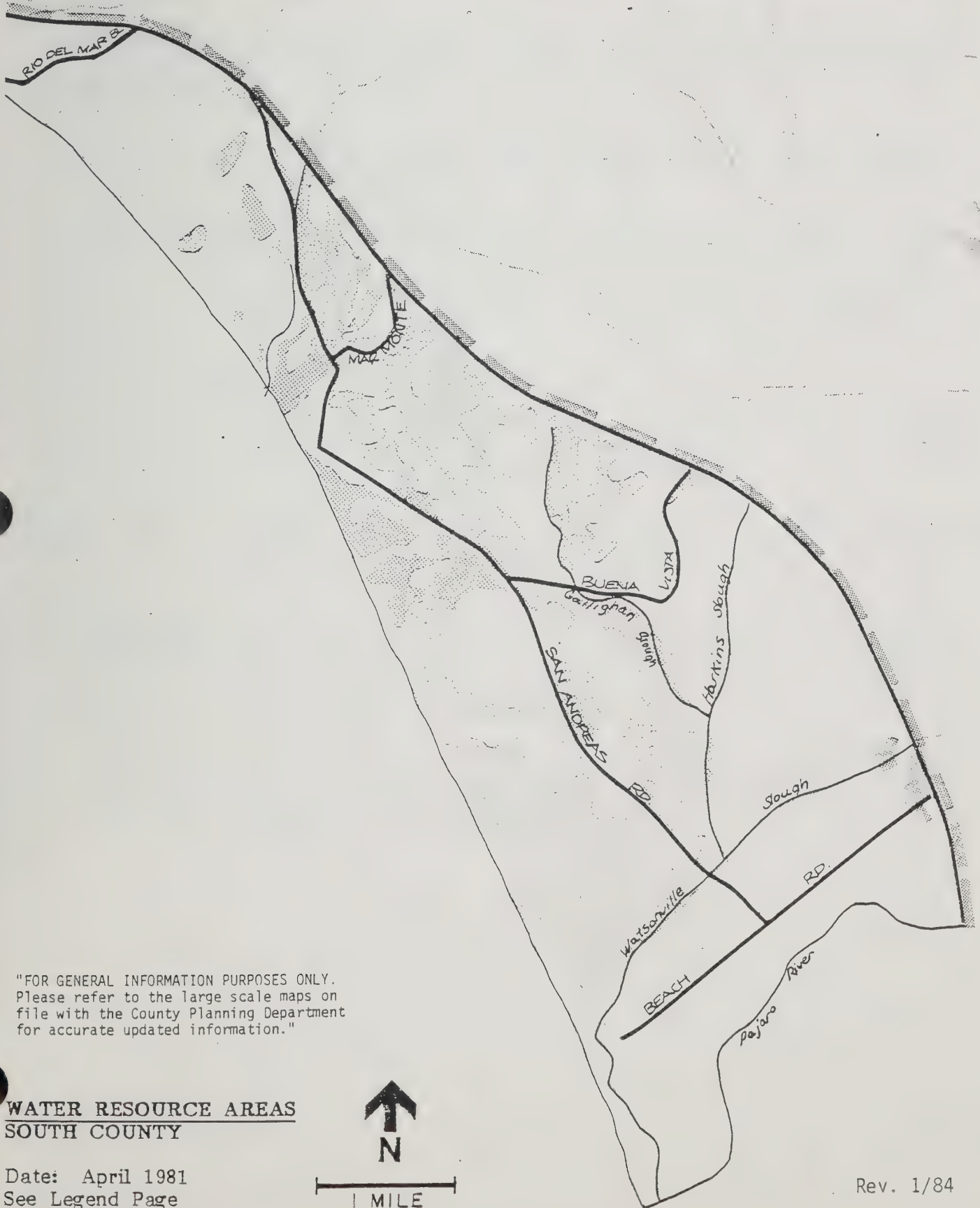
## WATER RESOURCE AREAS MID COUNTY

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# South County



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## WATER RESOURCE AREAS SOUTH COUNTY

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Rev. 1/84



## SECTION 2

### AGRICULTURE AND TIMBER

#### COASTAL ACT POLICIES

**Section 30241.** The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

- (a) By establishing stable boundaries separating urban and rural areas including, where necessary, clearly defined buffered areas to minimize conflicts between agricultural and urban land uses.
- (b) By limiting conversions of agricultural lands around the periphery of urban areas to lands where the viability of existing agricultural use is already severely limited by conflicts with the urban uses and where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.
- (c) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.
- (d) By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.
- (e) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

**Section 30242.** All other lands suitable for agricultural use shall not be converted to non-agricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

**Section 30243.** The long term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of non-commercial size shall be limited to providing for necessary timber processing and related facilities.



## SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

### 2.0 AGRICULTURE AND TIMBER

#### 2.1 Definition

2.1.1 Define prime agricultural land in the Santa Cruz County Coastal Zone to include the following:

- a. Land which meets the United States Department of Agriculture Soil Conservation Service's criteria of prime farmland soils and which is available for agricultural use (i.e., not forested or built upon).
- b. Land which meets the California Department of Food and Agriculture criteria for prime rangeland soils and which is available for agricultural use (i.e., not forested or built upon).
- c. Land which meets the California Department of Food and Agriculture criteria for unique farmland of statewide importance and which is available for agricultural use (i.e., not forested or built upon).

2.1.2 All other land designated as agricultural land on the land use maps but which are not designated as prime agricultural land on the LCP resources and constraints map shall be subject to policies 2.2.1, 2.3.1b, 2.4.2, 2.4.3.

#### 2.2 Resolving Operational and Use Conflicts

2.2.1 Require as conditions of development on all prime agricultural land and all land within 200 feet of prime agricultural land:

- a. A buffer between residential development, including farm labor housing, or other non-agricultural uses and agriculture. Where residential development at densities of 1 unit per acre or more is sited immediately adjacent to prime agricultural land, require a 200-foot buffer setback with fencing and vegetative screening as appropriate. In other cases, a buffer setback of 200 feet shall be required unless the Board of Supervisors establishes a lesser distance based on the following findings:
  - (i) that the distance established is adequate to prevent conflicts between the nonagricultural development and the adjacent agricultural use; and
  - (ii) the permanent fencing and/or vegetative screening (windbreaks) will be established prior to occupancy; and one of the following:
  - (iii) that significant topographic differences exist between the agricultural and nonagricultural uses which eliminate the need for a 200-foot setback; or
  - (iv) that permanent substantial vegetation or other physical barrier exists between the agricultural and nonagricultural uses which eliminate the need for a 200-foot setback.
- b. Based on prevailing wind direction, wind-breaks in the buffers designed to reduce or eliminate the hazard of pesticide drift or other use conflicts.
- c. Structures to be sited in such a manner so as to minimize possible conflicts with agriculture in the area, and where structures are located on agricultural land, the structures to be sited in such a manner to remove as little land as possible from production.
- d. Where the subdivision of a parcel is involved, the following statement to be included on the Final Map or Parcel Map and in each parcel deed for the subdivision:

"This subdivision is adjacent to property utilized for agricultural purposes, and residents of the subdivision may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; and from the pursuit of agricultural operations, including plowing, spraying, pruning and harvesting which occasionally generate dust, smoke, noise and odor. Santa Cruz County has established agriculture as a priority use on productive agricultural lands, and residents of adjacent property should be prepared to accept such inconvenience or discomfort from normal, necessary farm operations."
- e. Recordation of the following statement of acknowledgement or evidence that the statement has already been made part of the parcel deed:

"The undersigned. . .do hereby certify to be the owner(s) of the hereinafter legally described real property located in the County of Santa Cruz State of California: ...and do hereby acknowledge that the property described herein is adjacent to land utilized for agricultural purposes and residents of this property may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; and from the pursuit of agricultural operations including plowing, spraying, pruning and harvesting which occasionally generate dust, smoke, noise and odor.

And further acknowledge that Santa Cruz County has established agriculture as a priority use on productive agricultural lands, and that residents of adjacent property should be prepared to accept such inconvenience or discomfort from normal, necessary farm operations.

This Statement of Acknowledgement shall be recorded and shall be binding upon the undersigned, any future owners, encumbrances, their successors, heirs or assignees. The statements contained in this Statement of Acknowledgement are required to be disclosed to prospective purchasers of the property described herein, and required to be included in any deposit receipt for the purchase of the property, and in any deed conveying the property."

#### PROGRAMS

2.2.2      Require the development and application of integrated pest management programs for Coastal Zone crops as one means of alleviating pesticide related land use conflicts.

2.2.3      Develop a program for existing housing in agricultural areas to encourage and/or provide wind shelter from pesticide drift or dust.

2.2.4      Develop, with the Agricultural Policy Advisory Commission, findings for accepting agricultural buffer setbacks less than 200 feet.

(See related policies 2.3.1 and 2.3.2.)

#### 2.3      Resolving Conflicts caused by Residential Development in Agricultural Areas

#### POLICIES

2.3.1      Issue residential building permits pursuant to policy 7.1.22 for parcels in areas designated as prime agricultural land, only upon documentation that:

- a.      The residential use will be ancillary to commercial agricultural use of the parcel (see criteria in Section 2.3.2); or
- b.      the parcel has physical constraints other than size which precludes commercial agricultural use or that the parcel is less than one acre in size. In either case, residential development shall be



allowed only if the residential use does not conflict with on-site or adjacent agricultural activities, the building site has approved agricultural buffer setbacks and the residents and owners of the subject parcel have executed a binding hold harmless covenant with adjacent agricultural operators and owners, which shall run with the land and be recorded on the parcel deed prior to occupancy.

2.3.2 Utilize the following criteria for determining when a residential use would be ancillary to commercial agriculture:

- a. Documentation that the farmable portion of the subject parcel, exclusive of the building site, is large enough in itself to constitute a minimum economic farm unit for three crops suited to the soils, topography, and climate of the area; or
- b. documentation that the owners have a long-term binding arrangement for commercial agricultural use of the remainder of the parcel by another party with a hold harmless agreement with that party and adjacent agricultural operators; and
- c. documentation that, concurrent with each of the above, the structure is sited in such a manner so as to minimize possible conflicts with commercial agriculture in the area, and to remove no land from production, (or potential production) if any nonfarmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

#### PROGRAMS

2.3.3 Issue residential building permits in areas designated for agricultural land use which are not prime agricultural land only upon documentation that:

- a. Residential use of the parcel will not conflict with onsite or adjacent agricultural activities.
- b. The building site has approved agricultural buffer setbacks; and
- c. The residents and owners of the subject parcel have executed a binding hold harmless covenant with adjacent agricultural operators and owners which shall run with the land and be recorded prior to occupancy.

2.3.4 Where funding is available, use selective acquisition as a means for preserving small agricultural parcels in exclusive agricultural use.

2.3.5 Develop, with the Agricultural Policy Advisory Commission, a procedure for reviewing applications for residential building permits pursuant to Section 2.3.

2.4  
POLICIES

Requirements for Land Divisions and Conversion of Agricultural Land

- 2.4.1 Adopt the following land division criteria for prime agricultural land:
- a. Any proposed division of parcels shall require a public hearing and approval by the Planning Commission and Board of Supervisors. Said division may be approved only if all of the following findings are made:
    - 1) that the division is necessary for continued commercial agricultural use of the subject parcels;
    - 2) that the proposed parcel sizes will not be detrimental to the economic viability of commercial agricultural operations on said parcels, adjoining or nearby parcels;
    - 3) that the division is for exclusive agricultural purposes;
    - 4) that all parcels are of sufficient size to constitute a minimum economic farm unit for three crop types, other than greenhouse crops, suited to the soils, topography and climate of the area, and in no case less than 20 acres in size; and
    - 5) that no conflicts with adjacent agricultural operations shall result from the division.
  - b. Agricultural Preserve (Williamson Act) contracts and a covenant enforceable by the county to prohibit the use of the subject parcel for nonagricultural purposes shall be recorded on the property title prior to filing Final Maps, for all parcels created by said land division.
  - c. Land divisions for the purpose of using the new parcel(s) for non-agricultural uses or for the purpose of dividing off land not usable for agriculture shall not be permitted.
  - d. Any proposed division shall not be approved except where it is shown that such division will not hamper or discourage long-term commercial agricultural operations.
- 2.4.2 Prohibit the conversion of agricultural lands (changing the use designation from agriculture to non-agriculture uses) around the periphery of urban areas except where it can be demonstrated that the viability of existing agricultural use is already severely limited by conflicts with the urban uses, where the conversion of land would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development and where the conversion of such land would not impair the viability of other agricultural lands in the area.

- 2.4.3 Allow division of land designated for agricultural land use, but not designated as prime agricultural land on the LCP Resources and Constraints map, to minimum parcel sizes in the range of 10 to 40 acres per parcel based on the matrix, as discussed in section 7.7.3 of the land use plan, where it is documented that such land is not prime agricultural land as defined in policy 2.1.1 and that continued or renewed agricultural use is not feasible and it is shown that such division will not hamper or discourage long-term agricultural use of adjacent lands, and adequate building site setbacks can be maintained to buffer adjacent agricultural activities, and where the subject property owner has negotiated a hold harmless agreement with the adjacent agricultural operators and owners.

**2.5**  
**POLICIES**

**Urban/Rural Boundary**

- 2.5.1 Establish a stable urban/rural boundary in the Coastal Zone as shown on the LCP Land Use Plan Map:
- 1) the Urban Services Line at the western boundary of the City of Santa Cruz or that stable urban/rural boundary adopted by the Coastal Commission for the City of Santa Cruz Land Use Plan, to the eastern boundary of Seascope, and to the southwestern boundary of the City of Watsonville, and
  - 2) boundaries of the urban density residential areas outside of the Urban Services Line designated in policy 7.1.4.
- 2.5.2 Prohibit the placement of sewer or water lines, other than for agricultural use, on prime agricultural lands in the Coastal Zone. Sewer transmission lines to and from the City of Watsonville sewage treatment plant and raw water transmission lines from North Coast sources to the City of Santa Cruz shall be exempt from this policy only if safeguards are adopted which assure that such facilities will not result in the conversion of prime agricultural lands to non-agricultural uses.

For the purposes of this policy, safeguards shall include, but not be limited to, (i) prohibiting hookups to trunk lines through prime agricultural lands, and (ii) prohibiting the levying of assessment fees against prime agricultural land for the construction of sewage transmission lines running through them.

**PROGRAM**

- 2.5.3 Oppose expansion of municipal boundaries which would include prime agricultural land in the Coastal Zone within municipal boundaries.
- 2.5.4. Request LAFCo to adopt policies to prohibit such urbanization of prime agricultural land in the Coastal Zone.

(See related policy 7.6.4.)



2.6  
POLICY

Agricultural Use in State Parks

- 2.6.1 In processing State Parks and Recreation Department development plans and projects for park units within the Coastal Zone:
- a. Retain the maximum amount of prime agricultural land in agricultural production within each state park unit.
  - b. Require a site-specific justification for removing agricultural lands from production or for not offering lands capable of farm production for lease.

PROGRAMS

- 2.6.2 Request the State Parks and Recreation Department to re-evaluate its policy toward agriculture in state parks in the Coastal Zone as follows: retain existing agricultural uses, including grazing within Coastal Zone park units, consistent with recreation uses and biotic protection of existing environmentally sensitive habitats within the park.
- 2.6.3 Request the State Parks and Recreation Department, in cooperation with the California Department of General Services and the agricultural lessees, to develop and apply a program of integrated pest management and experimental agricultural techniques on lands used for agriculture within State Parks as a means of enhancing the compatibility of agriculture with recreation in the state parks.

2.7  
POLICIES

Greenhouse Agriculture

- 2.7.1 Designate the following as a preferred area for greenhouse location: Zils Road to Sand Dollar Drive; between the ocean and the bluff west of San Andreas Road. Permit greenhouse agriculture in other areas consistent with LCP policies.
- 2.7.2 Require mitigations of adverse visual impacts of any greenhouses which will be visible from designated scenic roads, beaches, or recreation facilities. Mitigations may include such measures as vegetative screening or other landscaping, materials which produce less glare, berming, and/or arrangement of structures on the site to minimize bulky appearance. Prohibit location of greenhouses where they would block public ocean views.
- 2.7.3 In primary recharge areas, require stormwater runoff to be retained on site for percolation; in other areas require detention.
- 2.7.4 Prohibit removal of indigenous prime soil used as a growing medium for container plants which are sold intact.
- 2.7.5 Limit flooring or impervious surfacing within the structure which impairs long-term soil capabilities to the minimum area needed for access, loading, and storage, and prohibit the use of long-term sterilants under impervious surfacing.

- 2.7.6 Require the use of alternative energy sources such as passive solar design techniques to maximize energy efficiency, when feasible.
- 2.7.7 Require open ventilation where feasible. When exhaust fans are proven to be necessary, the fans should be located away from non-agricultural uses, and should maximize energy efficiency.
- 2.7.8 Require irrigation systems to be water conserving.

## 2.8 Timber

### POLICIES

- 2.8.1 No person shall engage in a commercial timber harvest of less than 3 acres without first obtaining a coastal approval which will require compliance with the policies of the Land Use Plan.
- 2.8.2 No person shall engage in a noncommercial timber harvest without first obtaining a coastal approval which will require compliance with the policies of the Land Use Plan.
- 2.8.3 GP Restrict the division of large parcels (over 20 acres) in areas designated for timber resources on the Resources and Constraints Maps to preserve economic timber harvest units.
- 2.8.4 Prohibit development densities in Timberland Preserves in excess of 1 unit per 40 acres average.
- 2.8.5 GP Require development clustering to maintain the timber harvest potential on all lands designated as timber resource on the Resources and Constraints Maps.
- 2.8.6 Require land divisions on land which meets the criteria for timberland to prepare and adhere to a Timber Management Plan and to cluster development on non-timbered portions of the property under the control of a planned unit development permit.
- 2.8.7 Prohibit division of lands within the Timberland Preserve Zone into parcels less than 160 acres unless the following conditions are met:
  - 1) The owners of the resulting parcels submit a joint timber management plan prepared or approved as to content by a registered professional forester;

- 2) The owners of the resulting parcels enter into a binding contract with the Board of Supervisors to manage and harvest timber on the timberland jointly and to abide by the provisions of the aforementioned timber management plan for a minimum period of 20 years.

In any case, such division shall require approval by four-fifths vote of the Board of Supervisors.

2.8.8  
GP

Allow the following types of activities as compatible uses in Timberland Preserve Zones:

Permitted Uses.

1. The growing and harvesting of timber and other forest products, including Christmas trees, in conformance with the provisions of this Ordinance and the standards established under the Timber Harvest Ordinance.
2. Watershed management.
3. Fish and wildlife habitat.
4. Grazing and other agricultural uses on that portion of the land not under timber production.
5. One single-family dwelling, with accessory structures and utilities, on a separate legal parcel with a minimum of 40 acres.
6. One guest house, on a legal parcel with a minimum of 40 acres.
7. One single-family dwelling, with accessory structures and utilities on an existing lot of record.

Conditional Uses.

1. Mineral production and quarry operations, in conformance with the provisions of the Quarry Regulations Ordinance, Chapter 14.06 of the Santa Cruz County Code.
2. Erection, construction, alteration and maintenance of gas, electric, water or communications facilities.
3. Outdoor recreation, educational or religious activities, in conformance with the provisions of Section 13.04.205.31 (REC Recreation Districts) of the Santa Cruz County Code.
4. Conversions to agricultural uses not exceeding ten percent of the total of the timber area on the parcel. Necessary timber processing and related facilities, where consistent with the other policies of the LCP.



5. One or more single-family dwellings, with accessory structures, at a density in conformance with the General Plan but not to exceed one dwelling unit per 40 acres; if more than two new dwellings are involved, development must be clustered and in conformance with an approved PUD.

Conditional uses shall be: physically compatible with the growing of sustained yield tree crop, consistent with the purposes of the Forest Taxation Reform Act of 1976, the purposes of the TPZ Ordinance, and be supported by a Timber Management Plan.

#### PROGRAMS

- 2.8.9 Encourage open space easements on land containing timber resources to help preserve large parcels and the timber harvest potential of the land.
- 2.8.10 Revise Timber Harvest Regulations to incorporate biotic review per Natural Systems: Sensitive Habitat Standards Table.



### SECTION 3

#### **HAZARDS**

#### **COASTAL ACT POLICIES**

##### **Section 30253.** New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

**Section 30235.** Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.

**Section 30236.** Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

**Section 30610 (part):** ...No coastal development permit shall be required ... for the following types of development ... (g) The replacement of any structure, other than a public works facility, destroyed by natural disaster. Such replacement structure shall conform to applicable existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

..."Natural disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.

..."Bulk means total interior cubic volume as measured from the exterior surface of the structure."

(See also in Industry, Section 30233.)



## SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

### 3.0 HAZARDS

#### 3.1 Seismic Policies POLICIES

- 3.1.1 Require a field review by the staff geologist of geological hazards for all new development projects, including the creation of new lots, in designated fault zones. Fault zones designated for review in the Coastal Zone include the Zayante Fault and the state designated Seismic Review Zone on the San Gregorio Fault. Required geologic reviews shall examine all potential seismic hazards including surface rupture, ground shaking, liquefaction and landsliding, and may consist of a staff geological hazards assessment where a more complete investigation is not otherwise required. Investigations of groundshaking hazards will be conducted if required through environmental review of a project.
- 3.1.2  
GP Require a preliminary geological investigation by a registered geologist for single family dwellings in the San Andreas and San Gregorio Fault Zones, and a full geologic investigation by a registered geologist for development proposals other than single family dwellings in the San Andreas and San Gregorio Fault Zones.
- 3.1.3  
GP Require a full geological investigation by a registered geologist whenever a significant potential hazard is identified by a preliminary geologic hazard assessment, and prior to the construction of any new public facility or critical structure within the designated fault zones.
- 3.1.4  
GP Require site-specific full geologic investigation by a registered geologist of all development proposals of more than four residential units in areas designated as having a high or very high liquefaction potential. Proposals of four units and under and non-residential projects shall be reviewed for liquefaction hazard through environmental review and when a significant potential hazard exists a full geologic report shall be required.
- 3.1.5 Require the clustering of development away from potentially hazardous areas and condition development permits based on the recommendations of the site's hazard assessment or full geological investigation.
- 3.1.6  
GP Approve the final density of a development proposal only if it is consistent with the recommendations of the geological reports. Deny the location of the proposed development if it is found that the hazards on the site cannot be mitigated to within acceptable risk levels.
- 3.1.7 Require full geologic investigation prior to the construction of new reservoirs to serve major water supplies. If an unmitigatable hazard exists, relocate the reservoir. New dams shall be constructed according to high seismic design standards of the Dam Safety Act and as specified by structural engineering studies. Smaller reservoirs will be reviewed for potential seismic hazards as a part of the environmental review process.

- 3.1.8  
GP Exclude land within 50 feet of an active or potentially active fault trace from density calculations for land divisions. Require 50-foot setbacks for all residential structures and 100-foot setbacks for all commercial, multi-residential and critical structures from active and potentially active fault traces.
- 3.1.9 Require all new public facilities and critical structures to be designed to withstand the expected ground shaking during the design earthquake on the San Andreas fault.
- 3.1.10  
GP Require the developer and/or subdivider of a parcel in an area of known geologic hazards to record a deed restriction with the County Recorder indicating the hazards on the parcel and the level of prior geologic investigation conducted.
- 3.1.11 Require a minimum parcel size for the creation of new parcels of 20 acres in areas within all State and County designated seismic review zones if proposed building sites lie within the fault zone.

#### PROGRAM

- 3.1.13 Investigate the feasibility of requiring all new structures within all known fault zones and in areas subject to high or very high liquefaction potential, to be constructed to withstand ground shaking generated up to the design earthquake on the San Andreas Fault.

#### 3.2 POLICIES

##### Slope Stability and Erosion

- 3.2.1  
GP Require a geologic hazards assessment of all discretionary permits, including grading permits within areas of known slope instability, in all cases where development is planned on slopes greater than 30%, and for all projects including permits for single family dwellings on existing parcels of record in the designated landslide review area. Such assessment shall be prepared by County staff or a registered geologist may conduct this review at applicant's choice and expense.
- 3.2.2  
GP Require a full geological investigation by a registered geologist when the hazards assessment identifies unsafe geologic conditions in the area of proposed development.
- 3.2.3  
GP Require an engineering geology or a soils report as determined by staff on any proposed grading project where a significant potential hazard has been identified in the area of proposed grading activities.
- 3.2.4  
GP Condition development and grading permits based on the recommendations of the hazard assessment and other detailed soils or geology investigations.
- 3.2.5  
GP Deny the location of a proposed development or permit for grading project if it is found that geological hazards cannot be mitigated to within acceptable risk levels, and approve development proposals only if the project's density reflects consideration of the degree of hazard on the site, as determined by available geotechnical information.

- 3.2.6 GP Exclude land with slopes exceeding 30 percent in urban areas and 50 percent in rural areas and recent or active landslides from density calculations for land division purposes.
- 3.2.7 GP Require clustering of structures away from potentially unstable slopes in landslide-prone areas. Require drainage plans that direct runoff and drainage away from unstable slopes.
- 3.2.8 Prohibit the location of septic leachfields in areas subject to landsliding.
- 3.2.9 GP Require the developer and/or subdivider of a property in an area of known geologic hazards to record a deed restriction with the County Recorder indicating the hazards on the parcel and the level of prior geotechnical investigation conducted.
- 3.2.10 GP Require an engineering report and engineering supervision to ensure effective road reconstruction where there have been washouts or landslides on private or public roads and require geologic and engineering review of all proposed road construction in landslide prone areas.

(See related policies in Natural Systems Section.)

#### PROGRAMS

- 3.2.11 Designate additional areas, of known slope instability, within the Coastal Zone as Landslide Review Zones. (A staff geologic hazards assessment would thus be required prior to project approval. Recommendations from the report could become permit conditions.)

#### 3.3 POLICIES

##### Coastal Erosion

##### Coastal Bluff Erosion

- 3.3.1 Require a geologic hazard assessment by the staff geologist for all new development proposals within 100 feet of a coastal bluff. A full geologic investigation shall be required if a significant potential hazard to the proposed structure is identified from the assessment. The setback for structures shall be determined from conditions on and adjoining the site. In general, a 50-foot setback shall be maintained, but in no case shall the setback be reduced to less than 25 feet. Projects shall be sited and designed for a minimum 50 year life time as demonstrated by the geologic investigation or hazard assessment report.
- 3.3.2 Allow new development in areas subject to bluff erosion on existing lots of record only under the following circumstances:
- a. Technical report (either a geologic hazard assessment or a full geologic report) demonstrating the stability of the site for a minimum 50 year lifetime.



- b. All development activity (including pools) set back a minimum of 25 feet from the bluff edge. (A greater setback may be required based on the site conditions as determined by the hazard assessment or geologic report.)
- c. The long-term stability of the site is not dependent on the installation of shoreline protection structures except on lots where both adjacent parcels are already similarly protected (i.e., are already fronted by rip-rap).
- d. A deed restriction indicating the potential hazards on the site and the level of prior geologic investigation conducted is recorded with the County Recorder.

3.3.3 Limit shoreline protection measures to structures which protect existing residences, and business or commercial structures, vacant lots which through lack of protection threaten adjacent developed lots, public works, public beaches, or coastal-dependent uses. Permit structural shoreline protection measures only if non-structural measures (i.e., building relocation or change in design) are infeasible from an engineering standpoint or not economically viable. The protection structure must not reduce or restrict public beach access, adversely affect shoreline processes and sand supply, increase erosion on adjacent properties, or cause harmful impacts on wildlife and fish habitats. The protection structure must be placed as close as possible to the development requiring protection and must be designed to minimize visual intrusion. Shoreline protection structures shall be designed to meet adequate engineering standards for the site conditions as determined through the environmental review process. Seawall construction should only be considered where a significant threat to an existing structure exists, where seawalls have been constructed on adjoining parcels, and where rip-rap would not adequately protect the structure. Detailed technical studies may be required to accurately define the oceanographic conditions affecting the site.

3.3.4 Require drainage and landscape plans recognizing potential hazards on the site to be approved by the staff geologist prior to the approval of blufftop development.

3.3.5 Permit reconstruction of structures located on a coastal bluff which are damaged as a result of coastal hazards and loss exceeds 50 percent of their market value in accordance with recommendations from the hazards assessment as well as 3.3.2 (a,b & d). Exemption: Public beach facilities and damage which results from non-coastal related hazards such as fire and replacements consistent with Coastal Act Policy 30610 (g).

#### Beach Erosion

3.3.6 Require a geologic hazards assessment for all new development proposals subject to storm wave inundation. A full geologic investigation shall be required if a significant potential hazard to the proposed structure is identified from the assessment. The setback for structures shall be determined from conditions on and adjoining the site. Projects shall be sited and designed to minimize hazards as determined by the hazards assessment or geologic investigations.

3.3.7

Allow new development in areas subject to storm wave inundation and beach erosion on existing lots of records within existing developed neighborhoods under the following circumstances:

- a. Technical report (either a geologic hazards assessment or a full geologic report) demonstrating that the potential hazard can be mitigated. Mitigations can include, but are not limited to, building setbacks, elevation of the proposed structure and friction pier or deep caisson foundation.
- b. Mitigation of the potential hazard is not dependent on shoreline protection structures except on lots where both adjacent parcels are already similarly protected.
- c. A deed restriction indicating the potential hazards on the site and the level of prior investigation conducted is recorded on the deed with the County Recorder.

3.3.8

Limit structural shoreline protection measures to structures which protect existing residences, and business or commercial structures, vacant lots which through lack of protection threaten adjacent developed lots, public works, public beaches, or coastal-dependent uses. Permit structural protection measures only if non-structural measures (i.e., building relocation or change in design) are infeasible from an engineering standpoint or not economically viable. The protection structure must not reduce or restrict public beach access, adversely affect shoreline processes and sand supply, increase erosion on adjacent properties, or cause harmful impacts on wildlife and fish habitats. The protection structure must be placed as close as possible to the development requiring protection and must be designed to minimize visual intrusion. Shoreline protection structures shall be designed to meet adequate engineering standards for the site conditions as determined through the environmental review process. Seawall construction should only be considered where a significant threat to an existing structure exists, where seawalls have been constructed on adjoining parcels, and where rip-rap would not adequately protect the structure. Detailed technical studies may be required to accurately define the oceanographic conditions affecting the site.

3.3.9

Permit the reconstruction of individual structures located in areas subject to storm wave inundation which are damaged as a result of coastal hazards and loss exceeds 50 percent of their market value in accordance with recommendations from the geologic hazards assessment as well as with policy 3.3.7 (a) and (c). If more than 75 percent of the neighborhood, structures and public facilities, are damaged, reconstruction must take place in accordance with the requirements of Policy 3.3.7. Exceptions: Public beach facilities and damage which results from non-coastal hazards such as fire, and replacements consistent with Coastal Act Policy 30610 (g).

## Land Divisions in Areas of Coastal Bluff and Beach Erosion

- 3.3.10 Allow the creation of new parcels including those created by minor land divisions, subdivisions, planned developments and planned unit developments in coastal hazard areas (including bluff top areas and areas subject to storm inundation) only under the following circumstances:
- a. Technical information - a full geologic report demonstrates that each proposed building site on the parcel is not subject to any potential hazards and the development as a whole will not subject persons to potential hazards.
  - b. The long-term stability and safety of the development does not depend on or require shoreline protection structures.
  - c. The development does not restrict or reduce access to public beaches.
  - d. The development does not require the construction of public facilities structures or service transmission structures in coastal hazard areas.
  - e. Deed restrictions shall be recorded for each new parcel that indicates the hazards to life or property within or adjacent to the floodplain or coastal inundation areas.
- 3.3.11 Exclude areas subject to coastal inundation as defined by geologic hazards assessment or full geologic report from use for density calculations. Prohibit new structures, public facilities, and service transmission systems in coastal hazard areas unless they are necessary for existing residences or to serve vacant lots which through lack of protection threaten adjacent developed lots, public facilities, public beaches or coastal dependent uses.

## PROGRAMS

- 3.3.12 Develop geologic and soils report guidelines specifically for reports addressing coastal hazards in conformance with Coastal Commission Interpretative Guidelines. Include criteria for the demonstration of stability over the lifetime of the structure.
- 3.3.13 Develop a program to correct existing erosion problems along coastal bluffs caused by public drainage facilities.

## 3.4 POLICIES

### Flood, Tsunami Hazard

- 3.4.1  
GP Require a geologic hazard assessment of all development proposals within the County's flood plains in order to determine the limits and elevations of the 100-year flood waters.
- 3.4.2 Approve only those grading applications and development proposals that do not present a flood hazard or add to flooding damage potential, including requirement of foundation design which minimizes displacement of flood waters.



- 3.4.3  
GP Allow new development in areas immediately adjacent to coastal beaches only if a geologist determines that wave action, storm swell and tsunami inundation are not a hazard to the proposed development. Such determination shall be made by the staff geologist or a registered geologist may conduct this review at applicant's choice and expense.
- 3.4.4 Require new utilities, critical facilities and non-essential public structures to be located outside the 100-year flood plain and coastal inundation areas, unless such facilities are necessary to serve existing uses and there is no other feasible location and construction of these structures will not increase hazards to life or property within or adjacent to the floodplain or coastal inundation areas.
- 3.4.5 Allow the creation of new parcels including those created by minor land division, subdivisions, planned developments and planned unit developments in 100-year floodplain areas only under the following circumstances:
- a. Technical information - a full geologic report demonstrating that each proposed parcel contains at least one building site which is not subject to flood hazard.
  - b. A deed restriction indicating the limits and elevations of the 100-year floodplain recorded with the County Recorder.
- 3.4.6  
GP Exclude the area within the 100-year flood plain from use for residential density calculations for parcels in areas outside the Urban Services Line or not served by sewer districts.
- 3.4.7 Allow a density credit of up to 50 percent at the discretion of the Board of Supervisors of a property's acreage within the 100 year flood plain if the residential proposal is located within the Urban Services Line, is served by sewers and is bordered by existing similarly developed lots, is not at a density higher than the surrounding area, is consistent with the character of the surrounding area, and will cause no adverse impacts on down-stream or up-stream flooding. Exclude the portion of the property designated as floodway from density calculations.
- 3.4.8 Restrict any new construction to the area outside the designated flood plain and areas subject to coastal inundation if a buildable portion of the parcel exists outside the flood plain.
- 3.4.9 Require elevation of the habitable portions of residential structures above the 100-year flood level where constructed within a flood plain. Require flood-proofing of non-residential structures if elevation is not feasible. Require that foundations do not cause floodwater displacement except where necessary for flood-proofing.
- 3.4.10  
GP Prohibit the location of septic systems and leachfields within the 100-year floodplain. Allow the placement of fill within the 100-year floodplain in the minimum amount necessary not to exceed 50 cubic yards and only as part of a permitted development and only if it can be demonstrated through environmental review that the fill will not have cumulative adverse impacts.

- 3.4.11 Allow flood control structures only to protect existing development (including agricultural operations) where no other alternative is feasible or where such protection is necessary for public safety. The structures must not adversely affect sand supply, increase erosion or flooding on adjacent properties, or restrict stream flows below minimums necessary for the maintenance of fish and wild-life habitats.

#### PROGRAMS

- 3.4.12 Incorporate more detailed information on tsunami inundation levels into the existing flood hazard program as soon as this information is available. Existing development regulations would then apply to areas subject to this hazard.

#### 3.5

#### POLICIES

##### Diking, Dredging, and Filling

- 3.5.1 Permit the diking, filling, and dredging of open coastal waters, wetlands, estuaries, and lakes only for the following purposes and only where there is no other feasible, less environmentally damaging alternative:
- a. Incidental public service purposes, including, but not limited to burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
  - b. Restoration purposes, including the protection and enhancement of existing harbors.
  - c. Nature study, aquaculture, or similar resource-dependent activities.
- 3.5.2 Allow diking, filling, and dredging in existing estuaries and wetlands only if it is determined that such activities will maintain or enhance the functional capacity of the wetland or estuary as determined through the County environmental review process in conjunction with the California Department of Fish and Game.
- 3.5.3 Require the redistribution of dredged materials into the same littoral cell from which it was taken in an effort to continue for beach replenishment as long as the materials are suitable and non-toxic and the deposition of the materials will not adversely affect marine environments or recreational uses. The deposition of such materials must be timed and located so as not to interfere with shoreline processes, longshore current systems, and public beach use.

#### PROGRAM

- 3.5.4 Develop a program in conjunction with the Yacht Harbor management and other concerned agencies to insure that dredged materials from the harbor will not harm the marine environment or adversely affect public beach use.

**3.6**  
**POLICIES**

**Fire Hazards**

- 3.6.1      Require all new development, including single family dwellings, to meet minimum road standards, as contained in Section 3.5 Fire Hazards of the Santa Cruz County General Plan, which include:
- a.      Road width.
  - b.      Road construction requirements.
  - c.      Maximum gradients.
  - d.      Bridge design requirements.
- 3.6.2      Require minimal water flow rates and fire response times for all development within the Urban Services Line.
- 3.6.3      Require the following of all new development, including land divisions, outside of the Urban Services Line:
- a.      Post house numbers.
  - b.      Provide adequate water (200 gal/min for 20 minutes).
  - c.      Clear the area within 30 feet of residential structures of all flammable vegetation.
  - d.      Provide adequate smoke detectors.
  - e.      Provide, in critical fire hazard areas, roof construction of fire retardant materials.
- 3.6.4      Require all development outside the Urban Services Line, including land divisions, to meet the following criteria:
- a.      Location on a non-dead end road or provide secondary fire access. (Developments not meeting this standard shall only be permitted at the lowest density of the Land Use Plan designation.)
  - b.      Location within a 20 minute response time from the responsible fire station. (Developments not meeting this standard shall only be permitted at the lowest density of the Land Use Plan designation.)
  - c.      Location of building sites outside of designated critical fire hazard areas. (Developments not meeting this standard shall only be permitted at the lowest density of the Land Use Plan designation.)
- 3.6.5      Require written confirmation of ability to serve (according to criteria listed in policies 3.6.1, 3.6.3, 3.6.4) from responsible fire protection agency prior to approval of any development project.
- 3.6.6      Prohibit the location of public facilities and utilities within critical fire hazard areas.



- 3.6.7 Require all new development within the Urban Services Line including single family dwellings on existing lots of record to provide:
- a. Fire retardant construction within critical fire hazard areas.
  - b. House numbers visible from the street.
  - c. Urban water flow rates as specified in the General Plan.
- 3.6.8 Prohibit new land divisions more than 1/2 mile from a through road. In the North Coast and Bonny Doon planning areas, prohibit new land divisions more than 1/2 mile from a publicly-maintained road. Require that private roads used for both primary and secondary access be maintained by road maintenance agreements and associations or by a County Service area, unless secondary access can be provided.

#### PROGRAMS

- 3.6.9 Re-evaluate the criteria and mapping for the critical fire hazard areas in conjunction with the fire protection agencies and develop revised maps in the implementation program.
- 3.6.10 In cooperation with fire protection agencies, develop coordinated action programs to reduce the hazard to existing development in critical fire hazard areas such as the following:
- a. Assessment districts to finance road improvements and secondary access; water storage, distribution and hydrant facilities; purchase of pumper trucks and/or vegetation clearance and fire break construction.
  - b. Fire hazard inspection and code enforcement.
  - c. Public education programs on fire prevention.
- 3.6.11 Establish uniform road gradient standards in the County planning policies and ordinances in conjunction with the fire protection agencies.
- 3.6.12 In cooperation with fire agencies re-evaluate the current 20 minute response time standard for development in rural areas to insure the ability of the fire protection agencies to limit the spread of fire to adjacent lands.



## SECTION 4

### **SHORELINE ACCESS**

#### **COASTAL ACT POLICIES**

**Section 30210.** In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access (to navigable waters), which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

**Section 30211.** Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rock coastal beaches to the first line of terrestrial vegetation.

#### **Section 30212.**

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

(b) For purposes of this section, "new development" does not include:

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) Any repair or maintenance activity . . . unless . . . such activity will have an adverse impact on lateral public access along the beach.

As used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure.



**Section 30212.5.** Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

**Section 30214.**

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

- (1) Topographic and geologic site characteristics.
- (2) The capacity of the site to sustain use and at what level of intensity.
- (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.
- (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.

(c) In carrying out the public access policies of this article, the commission, regional commission, (the County after LCP certification,) and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

## SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

### 4.0 SHORELINE ACCESS

4.0.1 Objective: To provide a system of shoreline access to the coast with adequate improvements to serve the general public and the coastal neighborhoods which is consistent with public safety needs, protects natural resource areas from over use, protects public rights and the rights of private property owners, minimizes conflicts with adjacent land uses, and does not adversely affect agriculture.

4.0.2 Objective: To maintain or provide access, including visual access, to every beach to which access exists or where there is a presumption of access by prescriptive rights, to ensure one access to every pocket beach and convenient, well distributed access to long sandy beaches.

### 4.1 POLICIES Designation of Public Access: Primary Public Access

4.1.1 The shoreline access maps and charts define a system of shoreline access to the coast, both public and private, and the appropriate locations for primary public access and improvements. Primary public access points shall be developed only when they can provide automobile parking or an acceptable alternative, and when all environmental impacts and use conflicts can be satisfactorily mitigated.

4.1.2 The following are designated as primary public access:

#### North Coast

Waddell Creek Beach

Greyhound Rock

Hang gliding area (present access limited to private hang gliding club permission of owner)

Pelican Rock bluff

Blufftop north of Scott Creek

Scott Creek

Davenport Landing

Davenport Beach bluff

Half Dome Beach

Bonny Doon Beach

Yellowbank Beach

Laguna Creek Beach

\*Red, White, and Blue Beach

Four-Mile Beach

#### Live Oak

\*Twin Lakes State Beach

Lincoln Beach

Sunny Cove

Corcoran Lagoon Beach

Moran Lake Beach

Pleasure Point/East Cliff Drive

End of 41st Avenue (restore restrooms at 38th Avenue)

### Mid-County

- \*New Brighton Beach
- \*Seacliff State Beach
- \*Rio del Mar Beach
- Seascape
- Manresa State Beach (North)

### South County

- Manresa State Beach (South)
- \*Sunset State Beach
- \*Palm Beach

\*Denotes primary public accesses which have existing basic improvements and law enforcement necessary for state and regional publicity.

- 4.1.3 Encourage variety in the level and types of improvements at primary public access points, appropriate to the character and projected use of the access.
- 4.1.4 Provide, encourage provision of, and/or require as a condition of new development approval the following improvements at primary destinations: path improvements and maintenance; recycling, garbage collection; automobile parking, or in an impacted neighborhood, an acceptable alternative such as beach shuttle; bicycle parking; transit service; access provisions for handicapped if feasible; restrooms; law enforcement; scenic overlooks if appropriate; safety signs if needed, and identification signs.

### PROGRAM

- 4.1.5 Develop a program to inform the public of primary public access to the shoreline phased with the provision of basic improvements, maintenance, recycling, garbage collection, and law enforcement. Establish priorities for provision of improvements at primary accesses, giving highest priority to the provision of basic improvements.

### 4.2 POLICIES

#### Neighborhood Access

- 4.2.1 Define a system of neighborhood access points as locations appropriate for access by local residents.
- 4.2.2 The following are designated as locations appropriate for neighborhood access:

- o Live Oak

at the end of the following streets:

12th Avenue	19th Avenue
13th Avenue	20th Avenue
18th Avenue	26th Avenue
	38th Avenue



Rockview Drive from the parking lot and the walkway between houses  
the walkway from the end of 30th Avenue to the shoreline

o Mid-County

end of Oakdale Drive  
end of Beachgate Way  
Cliff Drive between Lamanda Drive and Bayview Drive  
Hidden Beach  
Via Gaviota  
Via Palo Alto  
Seascape arroyos  
Trestle Beach

o South County

Place de Mer  
Sand Dollar Beach  
Zils Road

o Other accesses determined by the Board of Supervisors as appropriate for local access only.

o Access as required by policies 4.3.2 and 4.3.6.

4.2.3 Provide, encourage, and/or require provision of the following improvements at existing and future neighborhood access points, as appropriate: path improvements and maintenance, bicycle parking, recycling, garbage collection, law enforcement. (See also policy 4.3.6).

4.2.4 Discourage regional and statewide publicity for neighborhood accessways.

PROGRAM

4.2.5 When sufficient improvements have been made and provision has been made for maintenance, law enforcement, and garbage collection, post neighborhood access points only at the trailhead.

**4.3 Provision of Public Access to the Shoreline**

POLICIES

4.3.1 Protect access to all beaches where a high or medium likelihood of prescriptive rights has been identified (see Shoreline Access Assessment charts); protect through permit conditions such as easement dedication or continued maintenance as an accessway by a private group.

4.3.2 Vertical Access

As a condition of new development approval, require dedication of vertical access easements adequate to accommodate the intended use, if adverse environmental impacts and use conflicts can be mitigated, under the following conditions:

- a. Outside the Urban Services Line:
  - o to pocket beaches if there is no other dedicated vertical access;
  - o to long sandy beaches if there is no dedicated vertical access within one-half mile;
  - o to bluffs which are large enough and of a physical character to accommodate safety improvements, and which provide room for public use as a vista point.
- b. Within the Urban Services Line:
  - o from the first public roadway to the shoreline if there is not dedicated access within 650 feet;
  - o through properties inland of the first public roadway if there is evidence that residents have been using the property to gain access to the shoreline, and if closure of the pathway would require residents to detour more than one-eighth mile.
- c. All dedications required shall be consistent with policies 4.5.1 and 4.5.6.

#### 4.3.3 Lateral Access

The following policies shall be applied as a condition of new development approval:

- a. No development shall be approved which would interfere with public lateral access along beaches in Live Oak and from New Brighton Beach to the Pajaro River. Where appropriate require dedication of lateral access along the beach to the first line of terrestrial vegetation to the base of the bluffs, where present, or to the base of any seawall. (Also see policy 3.3.3.)
- b. Unrestricted lateral access to North Coast beaches shall be provided where environmental and public safety concerns can be mitigated.
- c. Dedication of lateral access along bluffs where pedestrian and/or bicycle trails can be provided and where environmental and use conflict issues can be mitigated. (Also see policies 4.15.1, 4.15.2, and policy section 3.3.)

#### Acceptance of Dedications

- 4.3.4 Develop a program in conjunction with the County Department of Parks, Open Space and Cultural Services, Department of Public Works, State Department of Parks and Recreation, Coastal Conservancy, and other appropriate agencies for the acceptance offers of dedication required as conditions of coastal development permits, including but not limited to the offers of dedication listed below. Also address the improvement, maintenance, and policing of the accessways.

<u>Coastal Permit No.</u>	<u>Applicant</u>	<u>APN</u>	<u>Location</u>
P-78-153	Lone Star	58-071-01	Davenport
P-77-543	Thatcher & Thompson	26-161-20	7th Ave, Live Oak
P-77-36	Grunwald	26-271-61	7th Ave, Live Oak
P-2316	Bilcich	26-301-34	Schwan Lake, Live Oak
P-2012	Ausonio	28-201-50	Moran Lake, Live Oak
P-2241	Horn	28-191-23	Moran Lake
		thru -27	Live Oak
P-2272	County Sanitation District	28-191-21,-28 -31,-35; and 28-201-29	Moran Lake, Live Oak
P-77-1069	Brierly	43-131-08	Rio del Mar
P-79-117	King	45-022-01,-23	Trestle Beach
P-1981	Monterey Bay Academy	46-151-01	Zils Road
A-239-75	Triad/Pajaro Developers		Pajaro Dunes
P-80-302	Rivoir	28-163-03	Sunny Cove, Live Oak
P-79-616	Greenlaw-Grupe	42-152-30	Rio del Mar

4.3.5 Work with the State Department of Parks and Recreation, the Office of the Attorney General, the Coastal Commission, and the Coastal Conservancy to obtain a clear determination of existing public beach and shoreline access and ownership, where these have already been acquired by prescription.

4.3.6 Open accessways only after a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway, including regular garbage collection (and recycling where feasible, see policy 4.5.2) at the trailhead, along the trail, and at the beach destination.

4.3.7 Develop vista points or overlooks with benches and railings at the end of Sunny Cove Lane and Geoffry Drive, and at various points along East Cliff Drive including Corcoran Lagoon, Moran Lake, the west end of Pleasure Point Drive, the promenade along East Cliff Drive between 32nd and 41st Avenues, at South Palisades, and at the southern end of 41st Avenue.

#### Signing

4.3.8 Establish an access signing program which:

- a. Removes incorrect, misleading, and confusing signs.
- b. Develops, installs, and maintains standard signs for primary destinations and neighborhood accessways and designates appropriate locations for these signs. (Also see Visual Resources policy 6.4.1.)



## PROGRAMS

- 4.3.9 Pursue all appropriate means, including negotiation, new development permit conditioning, establishment of prescriptive rights, and acquisition to ensure public access at all primary public access points and local access at all neighborhood access points (see objectives 4.0.1 and 4.0.2).
- 4.3.10 Request the state to provide that the beach up to the first line of terrestrial vegetation or the base of the bluff, where present, becomes a public right-of-way.
- 4.3.11 Develop a program in conjunction with the County Sheriff, State Highway Patrol, State Parks and other appropriate public and private agencies, to ensure provision of adequate law enforcement and supervision on beaches, beach accessways and immediate vicinity. Consider use of horses for patrolling.

## 4.4 Conflicts with Natural Resources Protection

## POLICIES

- 4.4.1 Require the establishment of controlled public access to environmentally sensitive habitats through grants, dedications of easements or other means, including as a condition a new development approval. Open the access only for education or nature study purposes, and only when improvements and management are adequate to protect the resources.
- 4.4.2 Prohibit off-road vehicle use of shoreline accesses and beaches.
- 4.4.3 Reduce the number of trails to destinations where the present level of use is causing deterioration to sensitive habitats or serious erosion problems.

## PROGRAMS

- 4.4.4 Develop a program to eliminate off-road vehicle (ORV) use of shoreline accesses and beaches. Specifically:
- a. Clearly post the destinations being used by ORV's: "ORV Use Prohibited, Chapter 10.50, Santa Cruz County Code."
  - b. Erect barriers, or as appropriate, gate mechanisms which effectively eliminate ORV access.
  - c. Establish an enforcement program with high fines and ticketing.
- 4.4.5 Develop a program to reduce the number of trails where the present use level is causing deterioration to sensitive habitats or serious erosion problems. Specifically:
- a. Concentrate access on the trail or trails not damaging to the resources.
  - b. If this alternative is not available, mitigate the access impacts through improvements and management of at least one trail, wherever possible.

c. Close or discourage use of remaining trails causing deterioration through one or more of the following:

- 1) Post restrictive, educational, or information signs. For example, "Dune Restoration Project", "Danger Poison Oak", "Please, No Access".
- 2) Mask the trail site by minor restoration.
- 3) Eliminate the trail site by major restoration.
- 4) Erect a physical barrier to entry.

4.4.6 Request the State Departments of Fish and Game and Parks and Recreation to evaluate the potential impacts of continued marine mammal population growth on north Santa Cruz County beaches and marine environments. Consider and take appropriate actions to address the potential conflicts between human and marine mammal use of the beaches.

#### 4.5 Conflicts with Other Land Uses

#### POLICIES

(See policies 4.14.1 through 4.14.8 (parking) and 4.1.4.)

4.5.1 Allow property owners with facilities adjacent to high use recreational areas and shoreline accessways to erect barriers, consistent with LCP policies, designed to discourage public encroachment upon private property while ensuring that beach access is protected.

4.5.2 Minimize the number of accessways through and adjacent to agricultural areas. (See policies 4.1.5, 4.1.6, 4.3.2a and the LCP shoreline access assessment). Delineate the accessways adjacent to agricultural areas, so it is clear where the public is allowed. As needed, use such methods as low barriers, fences, thorny hedges, and paving.

4.5.3 Require separation of agricultural fields and identified accessways by as much distance as practicable and:

- o buffer zones
- o elevation where practicable
- o natural vegetation where practicable
- o fencing
- o landscaping

4.5.4 Require separation of access users from aerial and highly toxic spraying, and post the hazard of aerial and highly toxic spraying. Require provision of a gate at the road and a place on the gate for pesticide spray warnings.

4.5.5 Where necessary to protect public safety, require agricultural operators with facilities adjacent to the high use recreational areas and shoreline accessways to erect barriers, consistent with LCP policies, while ensuring that beach access is protected.

- 4.5.6 Allow agricultural operators with facilities adjacent to high use recreational areas and shoreline accessways to erect barriers, consistent with LCP policies, designed to discourage public encroachment while ensuring that beach access is protected.

#### PROGRAM

- 4.5.7 Where existing bike paths are routed through agricultural areas, post signs indicating potential hazards from pesticide spraying.

#### 4.6 Garbage

#### PROGRAMS

- 4.6.1 Develop a program in conjunction with the County Department of Parks, Open Space, and Cultural Services, Department of Public Works, State Department of Parks and Recreation, CALTRANS, and other appropriate agencies to provide for the maintenance of beaches and accessways, including a recycling program. Consider the following:
- a. State funding sources.
  - b. Local funding sources
    - transient occupancy tax
    - enforcement fines fund
    - parking fees
- 4.6.2 Request State, County, and local groups to upgrade the existing level of garbage collection including the provision of maintenance service to unmaintained beaches and the provision of recycling facilities.
- 4.6.3 Request Highway Patrol to increase enforcement of the law requiring vehicles carrying trash to have covers over the trash, and request that the gate operators at Santa Cruz City Dump, the County's Buena Vista Dump, and Watsonville City Dump inform all dump users that trash in vehicles must be covered during transit.
- 4.6.4 Expand efforts to reduce household dumping along roadsides:
- a. Develop programs and funding to place garbage bins in certain rural residential areas for convenient dumping.
  - b. Develop programs and funding to provide collection facilities for recycling in certain rural residential areas.
- 4.6.5 Negotiate with the City of Santa Cruz to reopen the City dump to County residents.
- 4.6.6 Develop a program to provide collection facilities for recycling at primary public access.



#### 4.7 Traffic Hazards

##### PROGRAM

- 4.7.1 Develop a program to address traffic hazards at all beach access points. Give priority to Waddell Creek, Scott Creek, Four-Mile Beach, and Bonny Doon Beach.

#### 4.8 Hazardous Trails

##### PROGRAM

- 4.8.1 Discourage public use of access trails which are hazardous because safety improvements have not been provided or cannot be built due to physical limitations. Specifically:
- a. Close informal trails which are hazardous when an alternative safe access is available for the same beach or bluff area as shown on the LCP shoreline access maps.
  - b. When no safe access alternative is available, post as dangerous trails which pose a risk of serious bodily harm. If feasible, specify the nature of the hazard on the sign: "unstable bluff," "falling rocks," etc.

#### 4.9 Marine and Shoreline Safety

##### PROGRAMS

- 4.9.1 Develop an action program to secure full-time lifeguard emergency response for appropriate beaches including on-call lifeguards, vehicles, a boat, and a boat crew.
- 4.9.2 Encourage the Monterey Bay Area Aquatic Safety Committee's work to improve interagency communication and foster aquatic safety information. Develop a program and seek State funding to accomplish the distribution of such aquatic safety information in the greater San Francisco Bay Area.
- 4.9.3 In participation with other agencies, install more surf warning signs and "no lifeguard on duty" warning signs.
- 4.9.4 Investigate and, where feasible, pursue means of providing on-duty lifeguard service at all public beaches.
- 4.9.5 Seek funding for marine and shoreline safety. Establish priorities for use of funds.

#### 4.10 Acquisition, Development, and Management of Access

##### PROGRAMS

- 4.10.1 Seek funds from the State Coastal Conservancy, U.S. Land and Water Conservation Fund, and other appropriate agencies for acquisition and development of public access.

- 4.10.2 Investigate alternative funding sources for maintenance and policing of public access, including but not limited to the following: use of the transient occupancy tax, enforcement fines fund, user fees, state funding sources. (See policy 4.6.1.)

#### TRANSPORTATION AND PARKING

##### 4.11 POLICIES

##### Visitor-Serving Roads

- 4.11.1 Reserve capacity on the existing County road system for recreational traffic when planning for new development:
- Use Level of Service C in evaluating the traffic impacts of proposed developments. Allow Level of Service D on major recreational access routes during periods of peak recreational traffic such as weekends.
- 4.11.2 When preparing the County's annual transportation improvement program, give priority consideration to improvements to major visitor-serving roads.
- 4.11.3 Fund road improvements for recreational travel corridors as much as possible with state and federal rather than local funds in recognition of the statewide and national interest in the County's recreational resources.
- GP
- 4.11.4 Consider recreational traffic when designing street improvements based on specific data developed in traffic surveys.
- Use Level of Service C as design criteria for the development of roads.

##### 4.12 POLICIES

##### Mass Transit

- 4.12.1 Require new recreation and visitor-serving development to support special recreation transit service where appropriate, including but not limited to construction of bus turnouts and shelters, parking spaces for buses and shuttle service, and bus passes for employees.
- 4.12.2 Require transit and bus parking facilities to be provided at all major hotel, motel, convention, and other tourist-serving areas in conjunction with development approvals. Work closely with the transit district to schedule and route buses for maximum coastal access. Monitor these routes to maximize transit ridership in coastal areas.
- GP

##### PROGRAMS

- 4.12.3 Develop coordinated transit marketing efforts with the transit district, hotels, motels, restaurants, convention facilities, the University, and local merchants. Request recreation oriented sites and developments to include publicity and scheduling information for transit use in their advertising.

- 4.12.4 Develop programs and funding which facilitate transit use by providing intermodal transportation or monetary savings such as the bicycle racks on buses and bus pass programs of the Santa Cruz Metropolitan Transit District.
- 4.12.5 Request coordinated operations and use of transit facilities by local transit and inter-County carriers.
- 4.12.6 Develop recreational transit services and funding in conjunction with local transit and inter-County carriers, such as park and ride facilities or beach shuttle to recreation areas. Consider any existing large parking areas, such as the Cabrillo College parking lots, as potential park and ride parking facilities.
- 4.12.7 Promote and encourage special recreation oriented transit routes such as the "Elephant Seal Express."

4.13  
POLICIES

Rail

- 4.13.1 Consider the potential for rail use during the review of all new developments.
- 4.13.2 Require that the design of new development near existing rail lines minimize the impact of existing and potential rail system noise.

PROGRAMS

- 4.13.3 Update the study of rail passenger service to include the consideration of service to all portions of Santa Cruz County as necessary to reflect changes in energy costs, local policy, and environmental concerns. Emphasis should be placed on study of service between Santa Cruz and Watsonville.
- 4.13.4 Support the addition of a passenger stop at Watsonville Junction for Amtrak's coast route trains.
- 4.13.5 Support the reinstatement of a rail link from the San Francisco Bay Area to Santa Cruz and Monterey around the Santa Cruz Mountains and through the Watsonville Junction.

4.14  
POLICY

Parking

- 4.14.1 Require new recreation and visitor-serving developments in the Coastal Zone to support alternative forms of transportation to the beaches, e.g., bikes, small scale shuttle service.

PROGRAMS

- 4.14.2 Provide vehicular access to the beach area in Live Oak, particularly in the area between the Yacht Harbor and 17th Avenue by improving public parking at the following locations:



- a. 21st and East Cliff, adjacent to Corcoran Lagoon,
  - b. Schwan Lake,
  - c. Moran Lake,
  - d. lower end of 41st Avenue, and
  - e. corner of 7th Avenue and Bonnie,
  - f. investigate acquisition of property along East Cliff Drive between 13th Avenue and 14th Avenue.
  - g. other areas near or adjacent to publicly used beaches.
- 4.14.3 Improve existing parking areas through the use of fencing, striping, landscaping, bike racks, and safety improvements, provide safe stairways for beach access as part of the LCP program to upgrade vehicular parking.
  - 4.14.4 Include designated parking areas within the Coastal Zone in capital improvement programs for the County.
  - 4.14.5 Acquire and/or gain use rights for suitable property for designated off roadway parking at locations designated for beach access to primary destinations.
  - 4.14.6 Provide access controls and improve parking facilities at existing pullout parking locations where right-of-way can be obtained, and when improvements have been made, prohibit parking on the shoulder of the highway.
  - 4.14.7 Develop alternative transportation programs and funding which provide coastal access.
  - 4.14.8 Improve bus turnouts, including no parking signs and enforcement, along Highway 1 and encourage increased regular bus service in lieu of park and ride or shuttle service in the non-urbanized coastal area.

#### 4.15      Bicycle Use POLICIES

- 4.15.1 Require new developments located along the designated Bikeway System to provide their share of the planned bicycle route, including rights-of-way and construction.
- 4.15.2 Require that all new commercial and institutional developments provide bicycle security facilities for use by patrons and/or employees. These parking facilities should be provided at a level in line with the adopted County goal of 10% bicycle travel.
- 4.15.3 Require that all new motels, hotels, horizontal hotels, and other facilities providing visitor lodging provide bicycles for use by their patrons.

#### PROGRAMS 4.15.4

- Review and update annually the General Plan's designated Bikeway Plan of commuting and recreational bicycle routes connecting work, shopping, educational, residential, and recreational areas.

- 4.15.5 GP Pursue additional state and federal funding for the Bikeway System, including funding to initiate a program to pay for placement of bicycle parking facilities by public and private agencies.
- 4.15.6 GP Provide secure bicycle parking in conjunction with the development of transit shelters.
- 4.15.7 Provide bicycle parking stands (facilities) at all primary public access points and at appropriate neighborhood access points.
- 4.15.8 Provide bicycles at nominal daily rental fees, as part of ongoing County transportation programs, in conjunction with established park-and-ride beach shuttle parking services.
- 4.15.9 Provide for safe bicycle travel along the coastal corridor by developing a coordinated, continuous bicycle route parallel to the shoreline.
- 4.15.10 Post and stripe coastline roads in a manner designed to discourage parked cars from creating hazards for moving bicyclists.
- 4.15.11 Request the State of California and the County of Santa Clara to provide a safe bicycle route between the town of Los Gatos and Santa Cruz County.
- 4.15.12 Provide bicycle lanes or widen shoulders along certain coastal roadways:
- a. San Andreas Road (State Route 1 to Beach Road);
  - b. Beach Road (Palm Beach to Watsonville);
  - c. McGregor Drive (Park Avenue to State Park Drive);
  - d. Sumner Avenue (Rio del Mar Boulevard to Seascape Boulevard, beach parking south of Clubhouse Drive to be preserved, bike lane to be developed on shoulder if possible).
- 4.15.13 Request private and public transit companies' carriers connecting the coastal area with the Santa Clara Valley to provide bicycle carrying services.
- 4.15.14 Improve and complete recreational bicycle/pedestrian loops in the South County coastal area:
- a. Complete Watsonville-Pajaro dunes-Sunset Beach bicycle route loop.
  - b. Extend and link, as much as feasible, New Brighton Beach, Potbelly Beach, and Los Olas Roads.

#### **4.16** **POLICIES**

##### **Trails**

##### **General**

- 4.16.1 Establish a system of hiking and bicycle trails and bridges which provides access to and connects the various parks, recreation areas, riparian corridors, beaches, and urban areas. For example, develop trails to link Nisene Marks State Park with Seacliff State Beach. Link the County trail system between the state parks and provide a lateral trail route along the coast.

- 4.16.2 Designate generalized trail corridors on the LCP Land Use Map to indicate areas to be considered for specific trail routes.
- 4.16.3 Require public dedication of trail easements of sufficient width to accommodate trails and to protect adjacent uses and habitats in new development projects located within mapped trail corridors or along adopted trail routes, consistent with policies 4.16.1 and 4.16.4.

#### PROGRAMS

- 4.16.4 Locate, design and develop trails so as to minimize the impact on the areas through which they travel. Trails should fit the contour of the land; brush removal and/or grading should be minimal or nonexistent, and access should be controlled where necessary. Prohibit the use of motorized vehicles on trails, and discourage their use by installation of effective barriers at the trailhead.
- 4.16.5 Pursue use of Southern Pacific right-of-way for bicycle and horse trail use as well as other modes of travel. Acquire rail rights-of-way in event of abandonment by Southern Pacific.
- GP
- 4.16.6 Utilize existing publicly owned land such as levees, fire trails, reservoirs, powerline, and other public utility easements where possible to implement the trail system.
- 4.16.7 Provide trail surfacing and bridge underpasses along levees to provide for public access and use.
- 4.16.8 Obtain trail easements by encouraging private donation of land for easements and by public purchase where required for critical segments.
- GP
- 4.16.9 Use ridgelines, riparian corridors, and the perimeter of coastal wetlands and sloughs, where feasible, for trail routes, and in these areas minimize improvements. Develop specific criteria for appropriate setbacks for each project. Within urban areas require trail easement dedication within the specified 50 foot buffer areas adjacent to riparian corridors and wetlands, or within the riparian corridor.
- 4.16.10 Utilize roadside betterment funds in the development of bicycle and pedestrian and where appropriate, equestrian trails apart from vehicular ways. Construct separate equestrian trails located off the pavement and separated from traffic by an appropriate distance when trail routes are located along roadways. Include trail construction in all road development projects on designated trail routes.
- GP
- 4.16.11 Develop links between the County and state trail systems in coordination with the State Department of Parks and Recreation.



## Equestrian Trails

### POLICIES

- 4.16.12 Allow equestrian access to the beaches where conflicts with other beach usage can be resolved. Request state parks to provide equestrian access at selected rural beaches, with consideration of allowing such usage at certain times (e.g. only on weekdays or only in the early morning).
- 4.16.13 Where use conflicts and potential impacts can be resolved, establish equestrian trails which provide access to designated parks, recreation areas, riparian corridors, and beaches where equestrian uses are permitted.

## SHORELINE ACCESS CHARTS AND MAPS





The following maps designate Primary Public Access and Neighborhood Access points; the charts contain the shoreline access assessment. Detailed information about each assessment category is contained in the Shoreline Access Assessment Definitions and Methodology, following. The key chart, p. , is a summary of this information which will assist in ready interpretation of the charts.

## SHORELINE ACCESS ASSESSMENT DEFINITIONS AND METHODOLOGY

### TRAIL NUMBER

Within each destination sub-area, trails to the water's edge are numbered north to south, followed by the blufftop trails for that area numbered north to south.

### TYPE

- Water's Edge:  Existing trail leads to water's edge.
-  Access along shoreline, from adjacent water's edge destination. Included only if:
- a) it is the only access to a destination sub-area;
  - or
  - b) all other trails are difficult or hazardous.
-  Several trails close together
- Blufftop:  Trail to blufftop destination without existing access to water's edge.

### TRAIL

#### Length

- S = Short: Less than 250 feet across and less than 10 feet down to shoreline destination.
- M = Medium: Between 250 feet and 1/4 mile across and/or between 10 and 50 feet down to shoreline destination
- L = Long: More than 1/2 mile across and/or more than 50 feet down to shoreline destination

#### Ease of Access


- Wheelchair: Level, unobstructed; easily accessible to persons in wheelchairs and others for whom walking may be difficult.
- Easy: Easily accessible.
- Difficult: Accessible with difficulty, but without risk of bodily harm.
- Hazardous: Accessible with some risk of bodily harm.


#### Environmental Sensitivity

#### Fragile Resources

Evaluation by consulting biologist of presence of sensitive habitat areas and their fragility:

☐ None.

 At least one sensitive habitat type present which is moderately fragile.

 At least one sensitive habitat type present which is very fragile.



### Threat/Damage

Evaluation by consulting biologist of existing damage and threat of damage to fragile resource areas:



none



Partially damaged by use/moderate threat of damage



Severely damaged by use/high threat of damage

Environmental sensitivity information for blufftop destinations and trails along the shoreline between water's edge destinations is shown only in the destination columns.

### DESTINATION CHARACTERISTICS

#### Size

Length    100/1000 yards



< 100 yards



100 to 1000 yards



> 1000 yards

Width    10/25 yards



< 10 yards



10 to 25 yards



> 25 yards

#### Beach Type



Sandy



Rocky



Temporal: A beach existing only during a certain time of year, depending on tides and littoral sandflow. Usually sandy pocket beaches present during the summer and receding winter storms; sometimes rocky beaches.

#### Beach Background Type

Describes the setting around the beach:



bluff/cliff.



marsh



dunes



road



river



residential



commercial



riprap



lagoon

### Protection From Exposure

Evaluates the level of protection from open sea and wind, based on field observations:

H = Highly protected  
M = Moderately protected  
L = Little or no protection

### Level of Use


Rates intensity of beach use based on average persons per acre. Based on the 1976 Beach Use Study, a series of aerial photographs taken of the entire coastline on each of four days in August, 1976, between two and three o'clock in the afternoon.


H = High  
M = Moderate  
L = Low


### Unique/Special Interest


- ★★★ = Has unique features such as seal rookery, dramatic rock forms, etc.
- ★★ = Of special interest, but occurring more frequently.
- ★ = Of interest but no special features.
- ☆ = Of special interest because of view from destination.

### Hazards

 Existing hazards

 No hazards

Marine:  Dangerous to swimmers (e.g., riptides, undertows) or dangerous to beach users (e.g., can be trapped by high tides).

Geologic:  Dangerous to trail or beach users (e.g., falling rocks, loose/unstable cliffs).

Manmade: +++ trail crosses railroad tracks  
    xxx trail crosses riprap

### Environmental Sensitivity

Same as under TRAIL.

## MANAGEMENT CONSIDERATIONS

### Activities

S = sunbathing  
Sw = swimming  
Su = surfing  
F = fishing

D = diving  
HG = hang gliding  
E = equestrian  
X = other (e.g., viewing,  
photography)

### Adjacent Land Use

Describes land use adjacent to trail and/or destination:



agriculture



residential



railroad tracks



commercial



State Beach/campground



riprap



vacant

### Conflict



no conflict



conflict, defined as follows:

residential: allows less than five feet separation between existing houses and trail and/or less than ten yards separation between existing house and shoreline destination.

agricultural: access trail/destination adjacent to unfenced agricultural land

### Ownership



public ownership



combined public/private ownership



private ownership

### Access Restrictions



Public access restriction at trailhead, on trail or at destination such as no trespass signs, gates, etc.



Public access limited, for example, to members of a sports club



No such restrictions



## Prescriptive Rights

Evaluates the likelihood of establishing prescriptive rights based on a study of aerial photographs from 1970, 1963, 1956 and 1948. Trails over private property noted in the 1979 Shoreline Access Survey were first marked on maps; these were compared to the 1970 aerials, marking all visible trails whether or not they were still existent in 1979. This same procedure was then followed for the preceding years: 1963, 1956 and 1948.

**h** = High likelihood of establishing prescriptive rights: trail is visible on aerials from three or four years.

**m** = Moderate likelihood: trail is visible two years.

**l** = Low likelihood: trail is visible on aerial photo from only one year.

**.** = None: trail does not show up on any aerial photos.

**-** = Information not available (e.g., poor photos, public ownership).

## Parking

Amount: Range of the number of existing off-street parking spaces, including lots and pullouts (see below): 1-15, 16-50, 51-100, 101+

Type: **P** = Pullout.

Directly adjacent to road or highway; access is not controlled. Allows room for circulation within pullout area.

**L** = Lot

Controlled access parking area.

## Problems:

### Insufficient:



The parking demand was estimated by using the 1976 Beach Use Study done by the Planning Department, in which the number of persons on the beach were counted. By assuming that every two individuals on the beach represent a parked vehicle, an instantaneous parking demand may be estimated. This figure is high for two reasons: It does not consider beach users arriving by means other than automobile, and traditionally, weekend vehicle occupancy rates for recreation purposes range from 2.2 to 3 persons per vehicle. However, it is preferable to estimate the demand conservatively (on the high side) to attempt to provide for peak demand times such as occur on very hot weekends and summer holidays.

The effectiveness of off-street parking in meeting the demand may be estimated by describing the service area of each available parking space or group of spaces. It is assumed that people will walk 1/2 mile from their car to a location on the beach. This is used as a conservative estimate of the service area of a parking spot. The parking availability and the parking demand are compared to identify whether a parking shortage or reserve exists.

- Parking shortage

+ Parking reserve

### Traffic Hazards:

-  pedestrian: e.g., must cross busy street or highway to go from parking area to destination
-  vehicle: e.g., danger to vehicles entering or exiting from parking area, such as blind curves, fast-moving traffic







### Impacted Neighborhood:

Assesses impact on neighborhoods of beach use traffic and parking; information is from staff transportation planner

- ☒ H heavily impacted neighborhood
- ☐ I impacted neighborhood
- ☐ no impact

### Improvements




Existing improvements at trailhead, on trail, or at destination.

- |  |   |
|--|---|
|  restrooms      |  handrail  |
|  garbage cans |  bench  |
|  stairs       |  safety sign (such as warning of dangerous waters) |

### Environmental Sensitivity

#### Erosion

Evaluates the existing/potential erosion problems based on staff geologist's analysis and shoreline access study field observations. Staff geologist determined that all places on the Santa Cruz County shoreline have at least moderate erosion potential.

-  moderate existing/potential erosion problems
-  high
-  very high

### Need for Resource Protection

Consulting biologist's evaluation of management measures necessary to protect fragile resources:

- ☐ No need for resource protection
- ☒ Access allowable if designed to mitigate impacts
- ☒ Discourage access, difficult to mitigate impacts; provision only for supervised groups (e.g., educational)
- ☒ Recommended closure

Note: There are some trails and/or destinations which have moderate or high ratings for fragile resources and threat/damage but no recommended need for resource protection; these were not significant enough to warrant mitigation measures.

#### Potential for Increased Use

Evaluates potential for increase in public use after improvements based on resource characteristics existing ease of access and level of use, environmental constraints and level of improvement required.

**h** = High potential

**m** = Moderate potential

**l** = Low potential

**X** = Resource protection requires minimum access





# ASSESSMENT OF ACCESS TRAILS and SHORELINE DESTINATIONS

MANAGEMENT CONSIDERATIONS		DESTINATION CHARACTERISTICS		TRAIL		TYPE		DESTINATION	
POTENTIAL FOR INCREASED USE									
NEED FOR RESOURCE PROTECTION									
EROSION									
IMPROVEMENTS									
IMPACTED NEIGHBORHOOD									
TRAFFIC HAZARDS									
INSUFFICIENT									
TYPE									
AMOUNT									
PRESCRIPTIVE RIGHTS									
ACCESS RESTRICTION									
OWNERSHIP									
TRAIL DESTINATION									
CONFLICT									
USE									
ACTIVITIES									
ENV. SENS.									
THREAT / DAMAGE									
FRAGILE RESOURCES									
HAZARDS									
MANMADE									
GEOLOGIC									
MARINE									
UNIQUE / SPECIAL INTEREST									
LEVEL OF USE									
PROTECTION FROM EXPOSURE									
BEACH BACKGROUND TYPE									
BEACH TYPE									
SIZE									
W									
L									
ENV. SENS.									
THREAT / DAMAGE									
FRAGILE RESOURCES									
HAZARDOUS									
DIFFICULT									
EASY									
WHEELCHAIR									
LENGTH									
BLUFF TOP									
WATER'S EDGE									
TRAIL NO.									
SUB-AREA									

Key to the Assessment Charts

## LEGEND



PRIMARY PUBLIC ACCESS



NEIGHBORHOOD ACCESS

1. Waddell Bluffs



2. Waddell Creek Beach



3. Waddell Creek to Greyhound Rock

Hang Gliding Area



4. Greyhound Rock

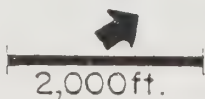


Pelican Rock

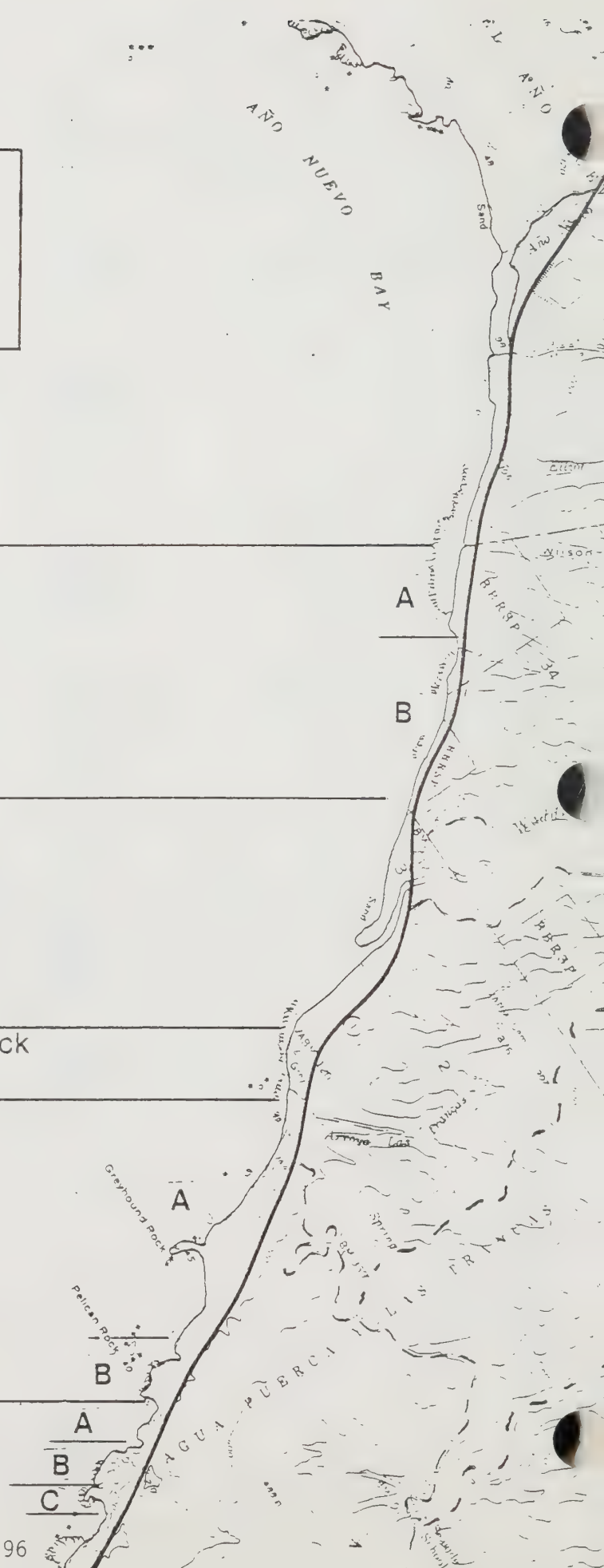
Pelican Rock bluff



5. Pelican Rock to Scott Creek



2,000 ft.

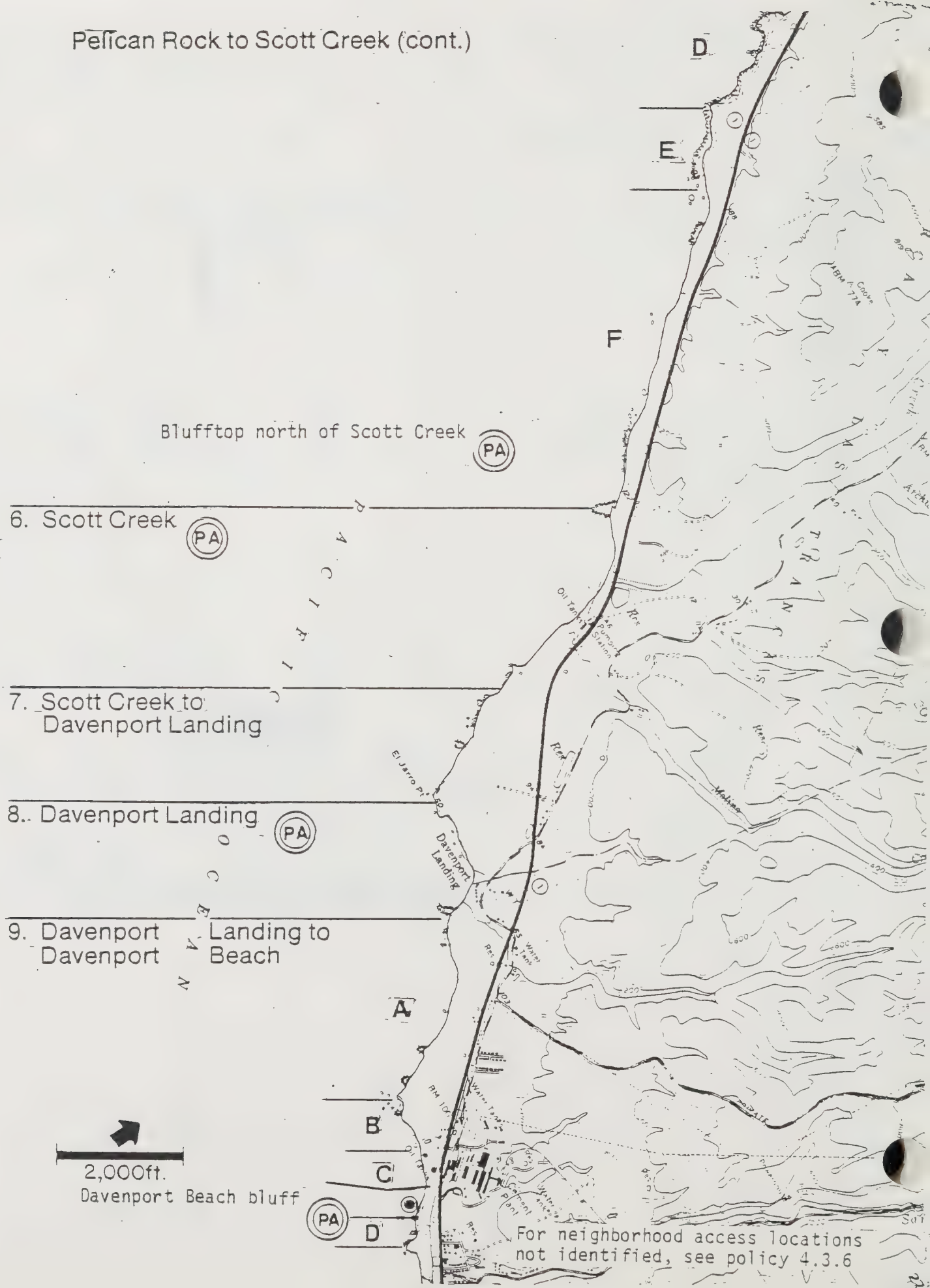




# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL				DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS									
	SUB-AREA		TRAIL NO.	BLUFF TOP WATERS EDGE	LENGTH	EASY WHEELCHAIR	DIFFICULT	HAZARDOUS	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	SIZE W 10 / 25 YDS. L 100 / 1000 YDS.	BEACH TYPE	LEVEL OF USE PROTECTION FROM EXPOSURE BEACH BACKGROUND TYPE	UNIQUE / SPECIAL INTEREST	HAZDS. MANMADE GEOLOGIC MARINE	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	ACTIVITIES	ADJ. LAND USE CONFLICT	OWNERSHIP TRAIL DESTINATION	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	PARKING		IMPROVEMENTS	ENV. SENS. EROSION	POTENTIAL FOR INCREASED USE NEED FOR RESOURCE PROTECTION	
																					AMOUNT	PROBS. TRAFFIC HAZARDS INSUFFICIENT				
1	Waddell Bluffs	A	1		M										S. Sw. F. D.						16-50	P			m	
			2		M																					
		B	3		M																					
			1		M										S. Sw. Su. F. D. E.											
2	Waddell Creek Beach		2		M																					
			3		M																					
			4		M																					
			5		M																					
			6		S										S. Sw. Su. F. D.						101+					
			7		S																					
			8		S																					
			9		S																					
			10		S																					
			11		S																					
			12		S																					
			13		S																					
3	Waddell Creek to Greyhound Rock		1		L										SSw.Su.F.D. HG.							-30				m
4	Greyhound Rock	A	1		L										S Sw. F.											
			2		L																					
			3		L																					
			4		L																					
			5		S																					
		B	6		L																					
	Pelican Rock		1		L										S. Sw. F.							1-15	P			
			2		L																					
			3		S																					
			4		M																					
			5		M																					
			6		M																					
5	Pelican Rock to Scott Creek	A	1		L										S Sw F.											
		B	1		L										S F											
		C	1		L										S Sw F D											
			2		M										X											

## Pelican Rock to Scott Creek (cont.)





# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL					DESTINATION CHARACTERISTICS						MANAGEMENT CONSIDERATIONS									
	SUB-AREA		TRAIL NO.	BLUFF TOP WATERS EDGE	LENGTH	EASY WHEELCHAIR	DIFFICULT HAZARDOUS	ENV. SENS. THREAT, 'DAMAGE FRAGILE RESOURCES	SIZE W 10 / 25 YDS. L 100 / 1000 YDS.	BEACH TYPE	PROTECTION FROM EXPOSURE	BEACH BACKGROUND TYPE	UNIQUE/SPECIAL INTEREST	HAZDS. GEOLOGIC MARINE	ENV. SENS. THREAT, 'DAMAGE FRAGILE RESOURCES	ACTIVITIES	ADJ. LAND USE	CONFLICT	OWNERSHIP TRAIL DESTINATION	PARKING AMOUNT	PROBS IMPACTED NEIGHBORHOOD TRAFFIC HAZARDS INSUFFICIENT	ENV. SENS. IMPROVEMENTS EROSION	POTENTIAL FOR INCREASED USE NEED FOR RESOURCE PROTECTION
5	Pelican Rock to Scott Creek (cont.)	D	1		L											S. Sw					+14		
			2		L											X					16-50	L	
		E	3		S											S. Sw F.							
			1		L											X							
		F	2		M																		
			1		L											S Sw F. D.					+60		
			2		M											X					16-50	P	
			3		S											X							
6	Scott Creek		1		M											S. Sw. Su. F. D.					-11		
			2		M											X							
			3		M																		
7	Scott Creek to Davenport Landing		1		L											S Sw Su. F.					-13		
8	Davenport Landing		1		M											S Sw Su. F. D.					20		
9	Davenport Landing to Davenport Beach	A	1		S											S. F.					16-50	L	
		B	1		L											S. F. X							
		C	1		S											S Sw F. X					+57		
			2		S																		
			3		S											S X							
		D	1		L											S F							
10	Davenport Beach	A	1		S											S F							
			2		M											X							
		B	1		M																		
			2		M																		
			3		M																		
			4		M																		
			5		M											S Sw Su. F. D. X					16-50	P	+17
			6		M																		
			7		M																		
			8		M																		
			9		M																		
11	Davenport Beach to Bonny Doon Beach	A	1		L											S X							
			2		L											S Sw F. D.							
			3		M											X							
			4		L											S X							
			5		L											X							



10. Davenport Beach

A

B

11. Davenport Beach to  
Bonny Doon Beach

A

B

Half Dome Beach



C

12. Bonny Doon Beach



A

B

13. Yellowbank

A

B

C



D

E

14. Yellowbank to Laguna  
Creek Beach

A

Laguna Creek Beach



B

Sand Hill Bluff

C

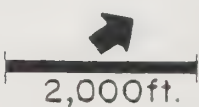
D

15. Red, White, & Blue Beach



A

B



# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION			TYPE	TRAIL			DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS										
		SUB-AREA		TRAIL NO.	BLUFF TOP WATERS EDGE	LENGTH	EASY WHEELCHAIR	HAZARDOUS	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	SIZE L W	BEACH TYPE	PROTECTION FROM EXPOSURE	BEACH BACKGROUND TYPE	LEVEL OF USE	UNIQUE / SPECIAL INTEREST	HAZDS. MANMADE GEOLOGIC MARINE	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	ACTIVITIES	ADJ. LAND USE	CONFLICT	OWNERSHIP TRAIL DESTINATION	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	PARKING AMOUNT	PROBS. IMPACTED NEIGHBORHOOD TRAFFIC HAZARDS INSUFFICIENT	ENV. SENS. IMPROVEMENTS EROSION	POTENTIAL FOR INCREASED USE NEED FOR RESOURCE PROTECTION
11	Davenport Beach to Bonny Doon Beach (Cont.)		B	1		L								h	l	***		S.F.									1
				2		M								l	l	***		S.F.X									1
			C	1		M								h	l	***		S Sw F.D. X									1
				2		M								h	l	***		S.X									1
				3		M								h	l	***		S.X									1
			D	1		M								h	l	***		S.X									1
				2		L								h	l	***		S.X									1
				3		L								h	l	***		S.X									1
12	Bonny Doon Beach		A	1		L								h	m	***		S Sw F.D. X									1
				2		L								h	m	***		S.X									1
				3		L								h	m	***		S.X									1
			B	1		M								h	m	***		S.X									1
				2		M								h	m	***											1
				3		M								h	m	***											1
				4		M								h	m	***											1
				5		M								h	m	***											1
				6		M								h	m	***		S Sw Su. F.D.X									1
				7		M								h	m	***											1
				8		M								h	m	***											1
				9		M								h	m	***											1
				10		L								h	m	***											1
				11		M								h	m	***		X									1
				12		M								h	m	***		S F.D.									1
13	Yellowbank		A	1		L								h	l	***		S F.D.									1
				2		M								h	l	***		S.X									1
			B	1		M								h	l	***		X									1
				2		M								h	l	***		S.X									1
				3		M								h	l	***		S.X									1
			C	1		L								h	l	***		S Sw Su F									1
				2		L								h	l	***		S Sw Su F									1
			D	1		L								h	l	***		S Sw Su.F D E X									1
				2		L								h	l	***											1
				3		L								h	l	***											1



# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		SUB-AREA	TRAIL NO.	TYPE		TRAIL					DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS												
				BLUFF TOP	WATERS EDGE	LENGTH	EASY	WHEELCHAIR	HAZARDOUS	ENV. SENS.	THREAT / DAMAGE	FRAGILE RESOURCES	SIZE	BEACH TYPE	PROTECTION FROM EXPOSURE	BEACH BACKGROUND TYPE	LEVEL OF USE	UNIQUE / SPECIAL INTEREST	HAZDS.	ENV. SENS.	THREAT / DAMAGE	FRAGILE RESOURCES	ACTIVITIES	ADJ. LAND	CONFLICT	USE	OWNERSHIP	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	PARKING	IMPROVEMENTS	ENV. SENS.	POTENTIAL FOR INCREASED USE
13	Yellowbank (Cont.)	D	4			M																											
		E	1			M																											
			2			L																											
			3			L																											
14	Yellowbank to Laguna Creek Beach	A	4			L																											
			1			L																											
			2			L																											
			3			M																											
			4			M																											
			5			L																											
	Laguna Creek Beach	B	1			L																											
			2			L																											
			3			L																											
			4			L																											
			5			L																											
	Sand Hill Bluff	C	1			L																											
			2			L																											
		D	1			L																											
			1			L																											
		E	1			L																											
			2			L																											
			3			L																											
			4			L																											
15	Red, White, Blue	A	1			L																											
			2			S																											
			3			S																											
			4			L																											
		B	1			S																											
			2			L																											
			3			M																											
			4			L																											
			5			L																											
			6			L																											
16	Red, White, Blue to Four-Mile	A	1			L																											
			2			L																											



# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION			TYPE	TRAIL					DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS													
		SUB-AREA		TRAIL NO.	BLUFF TOP WATERS EDGE	LENGTH	WHEELCHAIR	EASY	HAZARDOUS	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	SIZE		BEACH TYPE	BEACH BACKGROUND TYPE	LEVEL OF USE PROTECTION FROM EXPOSURE	UNIQUE / SPECIAL INTEREST	HAZDS.			ENV. SENS.		ACTIVITIES	ADJ. LAND		OWNERSHIP	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	PARKING			ENV. SENS. IMPROVEMENTS EROSION	POTENTIAL FOR INCREASED USE NEED FOR RESOURCE PROTECTION
											L	W					MANMADE GEOLOGIC MARINE	THREAT / DAMAGE FRAGILE RESOURCES	CONFLICT	USE	AMOUNT		PROBS									
16	Red, White, Blue to Four-Mile (Cont.)	B	1		L								h	l	***					S Sw Su F D X									X	X		
		C	1		L									l	***					S X									X	X		
17	Four-Mile		1		L									l	***					S Sw F X S X									X	X		
			2		L																											
			3		L																											
			4		L																											
			5		L								m	l	***					S Sw Su F									X	h		
			6		L																											
			7		S																											
			8		L																											
			9		L									l	***					S X												
			10		L									m	***					S X												
			11		L															S X												
18	Four-Mile to Needle Rock Point	A	1		L									h	l	***				S Sw Su F												
		B	1		L																											
			2		L																											
			3		S																											
			4		S																											
			5		L								h	l	***					S Sw Su F X												
			6		L																											
			7		L								m	***						X												
19	Needle Rock Point to Wilder Beach	A	1		L									h	l	***				S Sw F D X												
			2		L															X												
		B	1		L									m	l	***				S Sw Su F												
			2		L																											
			3		L															X												
		C	1		L									m	l	***				S Sw Su F X												
			2		L															X												
			3		L															X												
			4		L																											

16. Red, White & Blue  
to Four-Mile

A  
B  
C

17. Four-Mile Beach



18. Four-Mile to  
Needle Rock Point

A

B

19. Needle Rock Point to  
Wilder Beach

A

B

C

D

E

F

20. Wilder Beach

21. Wilder Beach to Terrace Point

A

B

C

D





# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL					DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
	SUB-AREA		TRAIL NO.	BLUFF TOP WATERS EDGE	LENGTH	EASY WHEELCHAIR	DIFFICULT	HAZARDOUS	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	SIZE W 10 / 25 YDS. L 100 / 1000 YDS.	BEACH TYPE	PROTECTION FROM EXPOSURE	LEVEL OF USE	UNIQUE / SPECIAL INTEREST	HAZDS. MANMADE GEOLOGIC MARINE	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	ACTIVITIES	ADJ. LAND CONFLICT USE	OWNERSHIP TRAIL DESTINATION	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	PARKING AMOUNT	IMPROVEMENTS IMPACTED NEIGHBORHOOD TRAFFIC HAZARDS INSUFFICIENT	ENV. SENS. EROSION	POTENTIAL FOR INCREASED USE NEED FOR RESOURCE PROTECTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
19	Needle Rock Point to Wilder Beach (Cont.)	D	1		L												S Sw.F.D.X																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					



# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL					DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS										
																		POTENTIAL FOR INCREASED USE										
SUB-AREA	TRAIL NO.	BLUFF TOP WATERS EDGE	LENGTH	EASY WHEELCHAIR	DIFFICULT	HAZARDOUS	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	SIZE M 10 / 25 YDS. L 100 / 1000 YDS.	BEACH TYPE	PROTECTION FROM EXPOSURE	LEVEL OF USE	UNIQUE / SPECIAL INTEREST	HAZDS. MANMADE GEOLOGIC MARINE	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	ACTIVITIES	ADJ. LAND USE	OWNERSHIP TRAIL DESTINATION	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	PARKING AMOUNT	PROBS IMPACTED NEIGHBORHOOD TRAFFIC HAZARDS INSUFFICIENT	ENV. SENS. EROSION	IMPROVEMENTS	NEED FOR RESOURCE PROTECTION				
																									POTENTIAL FOR INCREASED USE			
22	Twin Lakes	1	S							m	h	*		S. Sw Su. F. D X						51-100	215	H						
23	12th Avenue/13th Avenue  Lincoln Beach  Black Point	A	1	S							h	*		S Sw.Su. F. X														
			2	S							h	*		X														
			3	S								h	*		X													
			4	S								h	*		S. Sw. Su. F.													
		B	1	S								h	*		S. X													
			2	S								h	*		S. Sw. F.													
			1	S								h	*		S. F.													
			2	S								h	*															
C	1	S								h	*																	
	2	S								h	*																	
	3	S								h	*																	
	4	S								h	*																	
24	Sunny Cove	A	1	S							h	*		S. Sw Su. F.														
			2	S								h	*		S. Su. F.													
			3	S								h	*		S. X													
			4	S								h	*		S. X													
		B	1	S								h	*															
			2	S								h	*															
			3	S								h	*															
			4	S								h	*															
25	Santa Maria (Corcoran Lagoon) Beach        26th Avenue Beach	A	1	S							h	*		S. Sw. Su. F.														
			2	S								h	*		S. X													
			3	S								h	*		S. X													
			4	S								h	*															
		B	1	S								h	*		S. Sw. F. D													
			2	S								h	*															
			3	S								h	*															
			4	S								h	*															
C	1	S								h	*		S. Sw. Su. F. D															
	2	S								h	*																	
	3	S								h	*																	
	4	S								h	*																	

22. Twin Lakes



23. 12th Ave/13th Ave

Lincoln Beach



Black Point

24. Sunny Cove



25. Santa Maria Beach

(Corcoran Lagoon)

26th Avenue Beach



Moran Lake



26. Pleasure Point

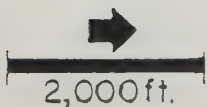
Pleasure Pt. Dr.  
/East Cliff Dr.



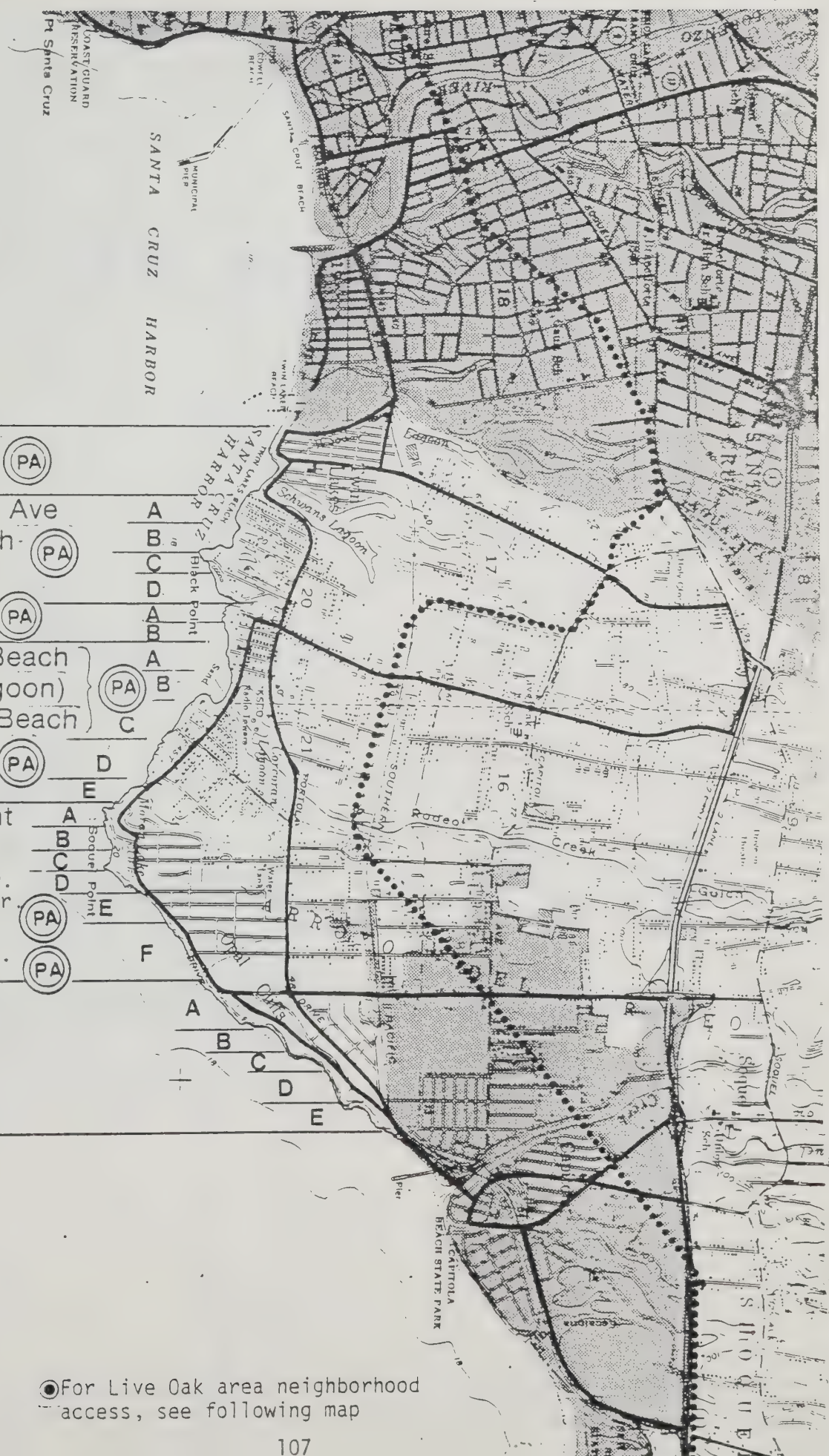
End of 41st Ave.



27. Opal Cliffs



For Live Oak area neighborhood  
access, see following map



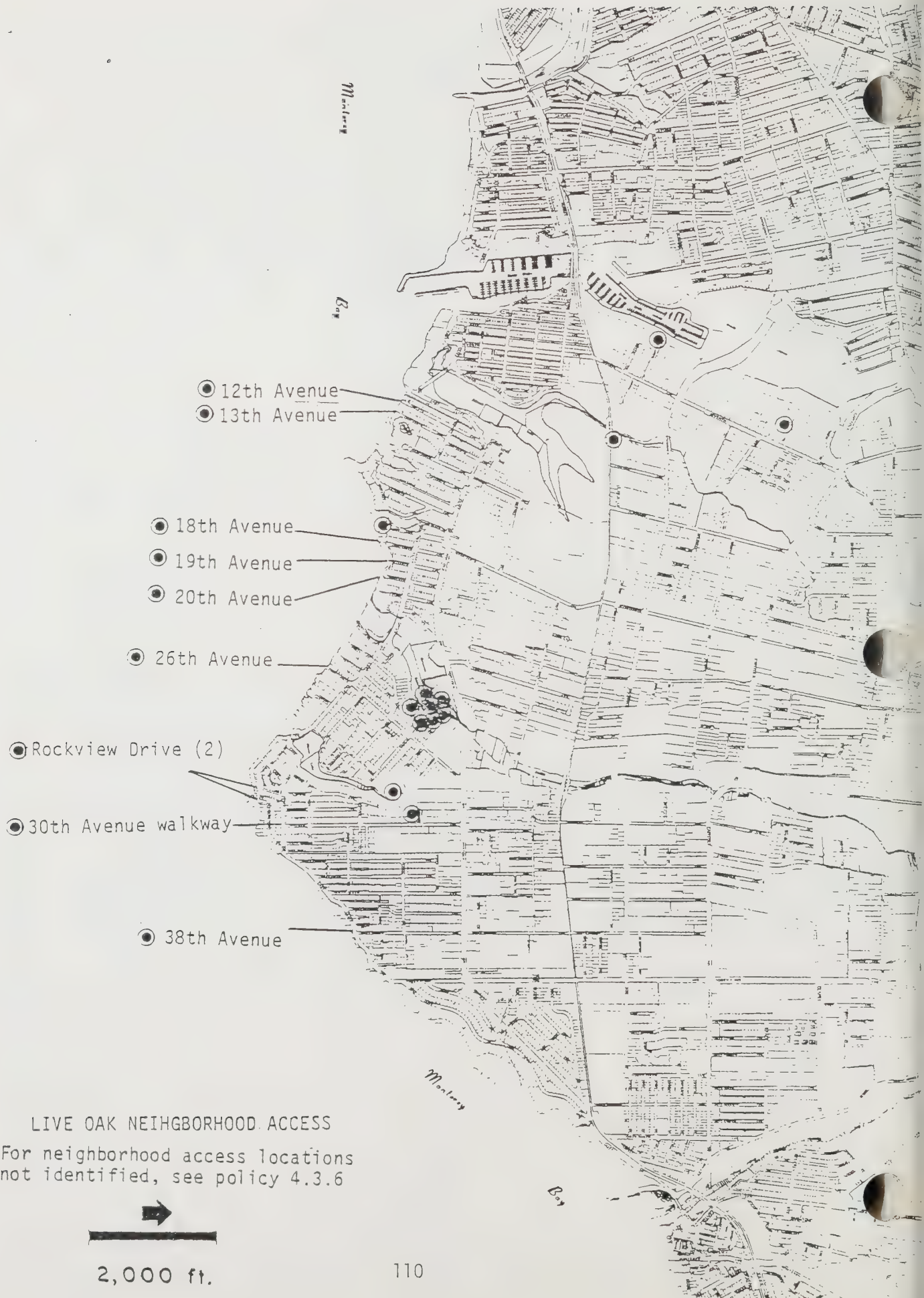


## ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

[illegible]











28. Potbelly Beach

29. Las Olas

30. N End Seacliff to Cement Ship

● Oakdale Drive

● Beachgate Way

31. Cement Ship to Aptos Creek

32. Rio Del Mar

33. End of Beach Drive

● Hidden Beach

● Via Gaviota

Seascope

● Via Palo Alto

● Seascope arroyos (3)



For neighborhood access locations  
not identified, see policy 4.3.6



# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL				DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS											
			BLUFF TOP WATERS EDGE	LENGTH	EASY WHEELCHAIR	DIFFICULT	HAZARDOUS	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	SIZE W 10 / 25 YDS. L 100 / 1000 YDS.	BEACH TYPE	PROTECTION FROM EXPOSURE	BEACH BACKGROUND TYPE	LEVEL OF USE	UNIQUE / SPECIAL INTEREST	HAZDS. MANMADE GEOLOGIC MARINE	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	ACTIVITIES	ADJ. LAND USE	CONFLICT	OWNERSHIP TRAIL DESTINATION	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	PARKING AMOUNT	PROBS TRAFFIC HAZARDS INSUFFICIENT	IMPROVEMENTS IMPACTED NEIGHBORHOOD	ENV. SENS. EROSION	POTENTIAL FOR INCREASED USE NEED FOR RESOURCE PROTECTION	
28	Potbelly Beach	A	1		L												S. Sw. Su.						101					
			2		L																							
			3		L																							
			4		L																							
			5		L																							
			6		S																							
			7		S																							
			8		S																							
		B	9		S																							
			1		L														S. Sw. Su									
			2		L														F. D.									
			3		L																							
			4		L																							
			5		L																							
29	Las Olas	A	6		L												X											
			1		S													S Sw Su, F.D.										
			2		S																							
			3		L																							
			4		L																							
			5		L																							
			6		L																							
			7		L																							
			8		L																							
			9		L																							
			10		S															S. X								
			11		S															S. X								
			12		S															S. X								
			13		S															X								
14		S															X											
15		S															S. X											
16		S															X											
17		S															X											







# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL							DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS									
	SUB-AREA		TRAIL NO.	BLUFF TOP WATERS EDGE	LENGTH	EASY WHEELCHAIR	DIFFICULT	HAZARDOUS	ENV. SENS. FRAGILE RESOURCES	THREAT / DAMAGE	SIZE M 10 / 25 YDS. L 100 / 1000 YDS.	BEACH TYPE	PROTECTION FROM EXPOSURE	LEVEL OF USE	UNIQUE / SPECIAL INTEREST	HAZDS. GEOLOGIC MARINE	ENV. SENS. FRAGILE RESOURCES	THREAT / DAMAGE	ACTIVITIES	ADJ. LAND USE	CONFLICT	OWNERSHIP TRAIL DESTINATION	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	PARKING AMOUNT	PROBS IMPACTED NEIGHBORHOOD TRAFFIC HAZARDS INSUFFICIENT	ENV. SENS. EROSION	IMPROVEMENTS	POTENTIAL FOR INCREASED USE NEED FOR RESOURCE PROTECTION
Rio del Mar (Cont.)			20 21 22 23 24 25 26 27 28 29		S S S S S S S S S								EEEEEEEEEE	★★★★★★★★				S X S X S X S X S X S X S X S X											
33	End of Beach Drive	A	1 2 3 4 5 6 7 8 9 10 11 12 13		L L L S S S S S S S S S								E	★				S X											
	Hidden Beach	B	1 2 3 4 5 6		L L M L M								E	★				S. Sw. Su. F											
	Seascape	C	1 2 3 4 5 6 7		S S S S S S								E	★	★★★★★★★★			S X S X S X											

# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL		DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS																															
SUB-AREA	TRAIL NO.	BLUFF TOP WATERS EDGE	LENGTH	EASY WHEELCHAIR	HAZARDOUS DIFFICULT	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	SIZE W 10 / 25 YDS. L 100 / 1000 YDS.	BEACH TYPE	PROTECTION FROM EXPOSURE	BEACH BACKGROUND TYPE	LEVEL OF USE	UNIQUE / SPECIAL INTEREST	HAZDS. MANMADE GEOLOGIC MARINE	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	ACTIVITIES	ADJ. LAND USE	OWNERSHIP TRAIL DESTINATION	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	PARKING AMOUNT	PROBS. IMPACTED NEIGHBORHOOD TRAFFIC HAZARDS INSUFFICIENT	ENV. SENS. EROSION	IMPROVEMENTS	POTENTIAL FOR INCREASED USE NEED FOR RESOURCE PROTECTION																						
																									THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES	THREAT / DAMAGE FRAGILE RESOURCES
Seascape (Cont.)	D	8	S												S X																															
		9	S												S X																															
		10	S												S X																															
		11	S												S X																															
		1	M																																											
		2	M																																											
		3	M													S. Sw. Su. F.																														
		4	L													S. X																														
		5	S													S. X																														
		6	S													S. X																														
		7	M													S. X																														
	8	L													S X																															
	9	L													S X																															
	10	L													S X																															
	11	L													S X																															
	1	L																																												
	2	L																																												
	3	L													S. Sw. Su. F. D. X																															
	4	L																																												
	5	L																																												
	6	L																																												
	7	L																																												
	8	L													S X																															
	9	L													S X																															
	10	L													S X																															
	11	L													S X																															
	1	M																																												
	2	L													S. Sw. Su. F. D.																															
	3	L																																												
	4	L													X																															
	5	L													X																															
	6	L													X																															
	7	L													X																															
8	L													X																																
9	L													X																																
10	L													X																																
11	M													X																																



# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL		DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
					SIZE	BEACH TYPE	PROTECTION FROM EXPOSURE	BEACH BACKGROUND TYPE	UNIQUE/SPECIAL INTEREST	HAZDS.	ENV. SENS.	ACTIVITIES	ADJ. LAND	OWNERSHIP	PREScriptive RIGHTS	PARKING	IMPROVEMENTS	ENV. SENS.	POTENTIAL FOR INCREASED USE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				

See next page



# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL		DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS															
SUB-AREA	TRAIL NO.	BLUFF TOP WATERS EDGE	LENGTH	EASY WHEELCHAIR	DIFFICULT	HAZARDOUS	ENV. SENS. FRAGILE RESOURCES	THREAT / DAMAGE	SIZE W 10 / 25 YDS. L 100 / 1000 YDS.	BEACH TYPE	PROTECTION FROM EXPOSURE	BEACH BACKGROUND TYPE	LEVEL OF USE	UNIQUE / SPECIAL INTEREST	HAZDS. MANMADE GEOLOGIC MARINE	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	ACTIVITIES	ADJ. LAND USE	CONFLICT	OWNERSHIP TRAIL DESTINATION	ACCESS RESTRICTION	PREScriptive RIGHTS	PARKING AMOUNT	PROBS. IMPACTED NEIGHBORHOOD TRAFFIC HAZARDS INSUFFICIENT	ENV. SENS. EROSION	IMPROVEMENTS	POTENTIAL FOR INCREASED USE NEED FOR RESOURCE PROTECTION			
Manresa - North (Cont.)	4		M														S. Sw. Su F. D. X													
	5		M																											
	6		M																											
	7		M																											
	8		M															S. X												
	9		M															S. X												
	10		M															S. X												
	1		M																											
	2		M																											
	3		M																											
Place de Mer	4		M														S. Sw. Su. F.													
	5		M																											
	6		S																											



Seascape (cont.)

Seascape to La Selva Beach

34. La Selva Beach

● Trestle Beach

Manresa - North

● Place de Mer

35. Place de Mer to  
Sand Dollar Beach

● Sand Dollar Beach

Manresa - South

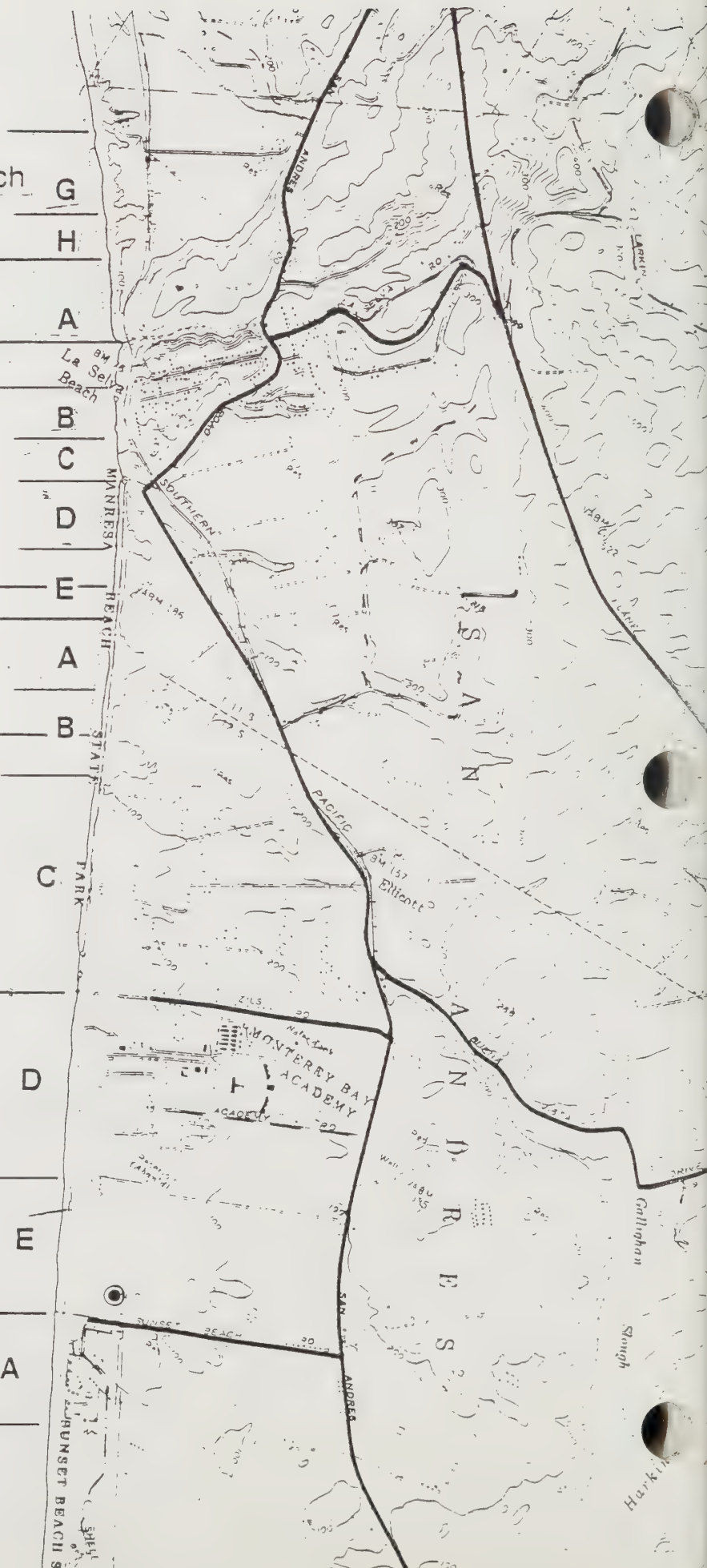
● Zils Road

Monterey Bay Academy  
Beach

Monterey Bay Academy  
to Sunset Beach

36. Sunset Beach

2,000ft.







# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL				DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS										
	SUB-AREA		TRAIL NO.	BLUFF TOP WATERS EDGE	LENGTH	EASY WHEELCHAIR	DIFFICULT	HAZARDOUS	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	SIZE M 10 / 25 YDS. L 100 / 1000 YDS.	BEACH TYPE	PROTECTION FROM EXPOSURE	BEACH BACKGROUND TYPE	LEVEL OF USE	UNIQUE / SPECIAL INTEREST	HAZDS. MANMADE GEOLOGIC MARINE	ENV. SENS. THREAT / DAMAGE FRAGILE RESOURCES	ACTIVITIES	ADJ. LAND CONFLICT USE	OWNERSHIP TRAIL DESTINATION	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	PARKING AMOUNT TYPE	PROBS IMPACTED NEIGHBORHOOD TRAFFIC HAZARDS INSUFFICIENT	ENV. SENS. EROSION	IMPROVEMENTS	POTENTIAL FOR INCREASED USE NEED FOR RESOURCE PROTECTION
		35	Place de Mer to Sand Dollar Beach	A	1	M													S. Sw. Su. F.				15-50	L			
	Sand Dollar Beach	B	2	M										*													
			3	M																							
			4	M																							
			5	M																							
			6	M																							
			7	S																							
			8	L																							
			9	M																							
	Manresa	C	10	M																							
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# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

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# ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL		DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS												
					ENV. SENS.	HAZARDS	UNIQUE / SPECIAL INTEREST	LEVEL OF USE	PROTECTION FROM EXPOSURE	BEACH BACKGROUND TYPE	BEACH TYPE	SIZE	ENV. SENS.	THREAT / DAMAGE	ACTIVITIES	ADJ. LAND	OWNERSHIP	ACCESS RESTRICTION	PREScriptive RIGHTS	PARKING	IMPROVEMENTS	ENV. SENS.	POTENTIAL FOR INCREASED USE				

## SECTION 5

### **RECREATION AND VISITOR-SERVING FACILITIES**

#### **COASTAL ACT POLICIES**

**Section 30210.** In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, to navigable waters which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

**Section 30212.5.** Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

**Section 30213 (part).** Lower cost visitor and recreational facilities . . . shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

**Section 30220.** Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

**Section 30221.** Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

**Section 30222.** The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

**Section 30223.** Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

**Section 30224.** Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

**Section 30234.** Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.



## SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

### 5.0 RECREATION AND VISITOR-SERVING FACILITIES

#### 5.1 Types of Growth in the Visitor Sector POLICIES

##### Visitor Accommodations

- 5.1.1 Encourage the provision of a balanced and diverse spectrum of visitor accommodations consistent with available infrastructure, natural and visual resource protection, distribution of facilities to mitigate against adverse impacts and protection and provision of lower cost facilities.
- 5.1.2 Encourage diversification of visitor accommodation types such as hotels, motels, inns, hotels, and resorts.
- 5.1.3 Encourage the provision of additional overnight camping sites and RV spaces in appropriate locations.
- 5.1.4 Encourage small scale lodging facilities, such as inns or bed and breakfast accommodations in appropriate locations. (See 7.1.29 and 7.1.30.)
- 5.1.5 Encourage privately funded development of Visitor-Serving facilities. (See specific Visitor Accommodation policies in Section 7.1.)
- 5.1.6 Prohibit conversion of visitor accommodations in the coastal zone to any non-priority use unless it can be convincingly demonstrated that it is economically infeasible to use the property for any priority use. Absolutely prohibit the conversion of horizontal hotel visitor accommodations in the coastal zone.

##### Day Use Services

- 5.1.7 Where appropriate, allow the provision of tourist commercial concessions within state parks at appropriate destinations (commercial concessions should not be required at rural, remote beaches). Encourage the provision of tourist commercial services within Special Communities, as follows:
  - a. Davenport: Highway 1 frontage.
  - b. Harbor Area: Commercially designated areas along 7th Avenue.
  - c. East Cliff Village Tourist Area: Commercially designated areas along East Cliff Drive.
  - d. Seacliff Beach Area: Entire Special Community.
  - e. Rio del Mar Flats/Esplanade Area: Esplanade frontage to Stephen Road.

(See also Visual Resources policies 6.8 through 6.14.)



## PROGRAMS

- 5.1.8 Where appropriate, request the provision of additional day use facilities at publicly owned beaches and blufftops such as picnicking, viewpoints, and play space.

### Boating

- 5.1.9 Request the regulating agencies such as the U. S. Coast Guard and Army Corps of Engineers to permit open water moorings off suitable locations along the County's coastline taking into consideration the following factors:

- o public safety concerns
- o disturbance to the marine environment
- o individual and cumulative visual impacts
- o other communities' experiences with open water moorings
- o interference with other water-related uses

- 5.1.10 Request State Parks to permit small boat uses of State Park beaches consistent with maintaining the safety of other beach users and the character of the beach.

## 5.2 POLICIES

### Neighborhood Compatibility

- 5.2.1 Require Planned Development permits including mandatory design criteria for all recreation and visitor-serving developments.
- 5.2.2 Specify densities and require, as necessary, site specific performance criteria, including development standards and/or a management plan for recreation and visitor-serving developments.

(See policies 7.1.25, 7.1.28, 7.1.34, 7.1.41, and Table 7.3.3.)

## 5.3 PROGRAMS

### Protection and Provision of Lower Cost Public Recreation Facilities

- 5.3.1 Where appropriate, request State Parks and other appropriate public agencies to retain and expand appropriate park and recreational uses such as picnic facilities, camping sites, RV facilities, trails and shoreline access.
- 5.3.2 Where appropriate, support State Parks budget requests for expanded development, management (including adequate law enforcement and maintenance), and use of Santa Cruz County facilities.
- 5.3.3 Support the continuation of existing free facilities provided by State Parks. Encourage the provision of additional free facilities. Where user fees must be charged, encourage State Parks to continue to provide season passes and a discounted fee schedule for economically disadvantaged groups such as elderly, or non-profit organizations.
- 5.3.4 Encourage replacement of damaged or destroyed public beach recreation facilities.

5.4  
POLICIES

Priorities for Public Funds

Acquisition

- 5.4.1 Set each of the following as acquisition objectives:
- a. Purchase for consolidation of existing holdings.
  - b. Purchase to protect threatened fragile resources.
  - c. Purchase to provide additional sites for high demand facilities including heavily used beaches where an excessive burden of maintenance and supervision is placed on private owners.
- 5.4.2 Recommend, encourage, and support each of the following acquisitions:
- a. Scott Creek Beach: new state beach facility.
  - b. New Brighton State Beach: addition of Porter Sesnon property.
  - GP c. Big Basin Redwoods State Park: completion of proposed acquisitions per adopted Master Plan.
  - GP d. Wilder Ranch State Park: inclusion of additional portions of Wilder and Baldwin Creek watersheds.
  - e. Twin Lakes State Beach: completion of proposed acquisition at 14th Avenue.
  - f. Moran Lake Beach: new state beach.
  - g. Corcoran Lagoon Beach: any portions of the lagoon or beach that may become available. Acquisition of lagoon areas should occur only upon discontinuance of radio station uses.
  - GP h. Manresa Beach State Park South and Sunset Beach State Park: acquisition of the remaining intervening private beach.
  - i. East Cliff Drive: County acquisition of parcels at 41st Avenue and Pleasure Point Drive for beach access, parking, and overlook.

Development

- 5.4.3 If funds are severely limited, only permit developments consistent with one of the following development priorities (only after adequate maintenance and supervision are assured):
- a. Early development of access trails and beach parking at Manresa State Beach and Wilder Ranch State Park.

- b. Low cost improvements to protect public safety, natural resources, and cultural and historical resources, where the most severe environmental damage is occurring.
- c. Development of overnight uses (camping, hostel, etc.) at new parks.
- d. Development to increase capacity of existing facilities.

#### PROGRAM

- 5.4.4 Request State Parks to develop high demand facilities (such as parking and picnic areas) within 3 years of acquisition.

#### Maintenance and Management

#### POLICY

- 5.4.5 Require adequate maintenance and management programs concurrent with all State Parks development projects and park master plans.

(See also policy 4.1.4 and policy subsection 4.5.)

#### PROGRAM

- 5.4.6 Encourage, request and demand the State Parks Department to give highest possible priority to continuing and substantially improving maintenance and management programs for its existing State Park facilities.





## SECTION 6

### **VISUAL RESOURCES**

#### **COASTAL ACT POLICIES**

**Section 30251.** The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

**Section 30253** (part). New development shall . . . where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

**Section 30254** (part). It is the intent of the legislature that State Highway 1 in rural areas of the Coastal Zone remain a scenic two-lane road.

## SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

### 6.0 VISUAL RESOURCES

#### 6.1 Designation of Scenic Corridors

##### POLICIES

- 6.1.1 Define "scenic corridor" as all areas under the County's jurisdiction within the Coastal Zone which are visible from a designated scenic highway, public vista point, from any beach, or which are within a designated special scenic area, including but not limited to all views of ocean and bay waters and the areas defined on the LCP Visual Resources maps.
- 6.1.2 Apply LCP visual protection policies to all areas of the Route 1 scenic corridor, including all views of ocean and bay waters and those areas outside the Coastal Zone as defined on the LCP Visual Resources maps.
- 6.1.3 Designate the following roads and highways in the Coastal Zone as scenic highways:
- a. Highway 1 from San Mateo County to Monterey County.
  - b. Swanton Road from Highway 1 at Davenport Landing to Highway 1 at Greyhound Rock.
  - c. Ocean side of East Cliff Drive from 33rd Avenue to 41st Avenue.
  - d. Bonita and San Andreas Road from Highway 1 to Beach Road.
  - e. Bonny Doon Road from Route 1 to Pine Flat Road.
  - f. Pine Flat Road from Bonny Doon Road to Empire Grade.
  - g. Empire Grade from Pine Flat Road to the Santa Cruz City limits.
  - h. Beach Road from Highway 1 to Palm Beach.
  - i. Smith Grade.
  - j. Ice Cream Grade.
  - k. Sunset Beach and Shell Road.
  - l. Sand Dollar Drive
  - m. Buena Vista Drive.



6.1.4 Designate the following as special scenic areas in the Coastal Zone (see Visual Resources maps):

- a. Bonny Doon habitat area.
- b. The area enclosed by the Swanton Road and Highway 1 scenic corridors.

**6.2 New Development**

**POLICIES**

6.2.1 Apply visual resources policies to all permits in the Coastal Zone except where limited to scenic corridors.

6.2.2 Require new development to be sited, designed, and landscaped so as to be visually compatible and integrated with the character of surrounding areas.

- a. Require new development in the viewsheds of rural scenic highways to be sited, wherever possible, in locations not visible or least visible from public view. Require mitigation such as screening or landscaping when development must be sited in the viewshed.
- b. Require new development visible from rural scenic highways to be subordinate to the character of its setting and landscaped to minimize visual intrusion.
- c. Regulate building height, setbacks and design to assure compatibility with the features of the surrounding area.
- d. Require landscaping to be compatible with local vegetation and ground forms. Require appropriate use of indigenous plants as a means of re-establishing the natural landscape.
- e. Require site planning, architectural and landscape design to ensure the most attractive appearance from scenic corridors consistent with a harmonious relationship with the existing landscape.
- f. Development appurtenant to agricultural uses in agricultural areas shall be considered compatible with the character of surrounding areas. Such development should, where possible, be sited and designed to minimize impacts on views from scenic roads.
- g. In the Swanton Road area require special landscaping conditions, parcel recombinations, and other techniques as appropriate so as to locate any new development outside the scenic corridor where possible and in any case so as to minimize the visual impact of development on the scenic views from Highway 1.

- h. Because offshore drilling platforms or islands and tanker and barging operations connected with offshore oil production would substantially degrade coastal visual qualities, require the use of environmentally safe and feasible subsea completions in any oil and gas operation and require all offshore gas or oil produced to be transported by pipeline rather than by tanker or barge.

(Also see policy 6.5.2)

- 6.2.3 Protect ridgetops and prominent natural landforms such as cliffs, bluffs, dunes, rock outcroppings, etc. from development.
  - a. Prohibit the removal of tree masses when such removal would erode the silhouette of the ridgeline form. Consider the cumulative effects of tree removal on the ridgeline silhouette.
  - b. Restrict the height and placement of buildings and structures to prevent their projection above the ridgeline. Restrict structures and structural projections adjacent to prominent natural land forms. Prohibit the creation of new parcels which would require structures to project above the ridgeline or along the edge of prominent natural landforms.
- 6.2.4 Maintain the scenic integrity of open beaches.
  - a. Except where permitted by LCP policies, prohibit the placement of new permanent structures on beaches. (See Hazards policies 3.3.3, 3.3.8.)
  - b. Where shoreline protection structures are allowed, require design review to minimize visual intrusion. Require use of natural materials where feasible; and where infeasible, require visual mitigation. (See also Hazards Policy 3.3.6)
  - c. Require beach access improvements to be of natural materials (where feasible) and finishes which fit in with the character of the area and which integrate with the land forms.

#### PROGRAM

- 6.2.5 Develop criteria to identify key locations where new development in the viewshed of rural scenic highways should be sited in locations not visible from public view.

### **6.3 Policy Implementation**

#### PROGRAM

- 6.3.1 Refine the existing design criteria for development in scenic corridors to be more specific, consistent with the other policies in this section.  
(Also see Policy 6.2.1)

#### 6.4 Signs

##### POLICIES

- 6.4.1 On Highway 1, allow only the standard directional, access, and business identification signs specified in policy 6.4.4 except for the commercial area at Davenport.
- 6.4.2 Signs shall minimize disruption of the scenic qualities of the viewshed through the appropriate use of materials, scale, location, and orientation. Develop specific standards for signs in scenic corridors.
- 6.4.3 Permit illumination only of state and county directional and informational signs in the scenic corridors except in designated commercial and visitor-serving areas within the Coastal Zone.

##### PROGRAMS

- 6.4.4 In coordination with CALTRANS, develop standard road sign designs for directional, access, and business identification and designate appropriate locations for these signs.
- 6.4.5 Give priority to sign abatement programs for scenic corridors.

#### 6.5 Cutting, Grading, Filling, Tree Removal

##### POLCIES

- 6.5.1 Require new development to be sited and designed to minimize grading, earthmoving, major vegetation removal, and other land form alterations.
- 6.5.2 Where there is cutting, grading, filling, or major vegetation removal, blend revegetation and contours of the finished surface with adjacent natural terrain to achieve a consistent grade and natural appearance, and to provide erosion control.

##### PROGRAMS

- 6.5.3 Amend the grading ordinance to establish specific standards and a discretionary review procedure to ensure that grading projects in scenic corridors are consistent with visual resources protection policies.
- 6.5.4 Develop an ordinance which regulates the removal of significant trees and other major vegetation, excluding tree removal for commercial forestry. Allow tree removal only if the County determines one or more of the following:
  - a. Removal is pursuant to an approved timber harvest permit.
  - b. The project involves selective harvesting for the purpose of enhancing the visual qualities of the landscape or for opening up the display of important views from public places.



- c. Removal is routine landscaping maintenance or control of ground-cover that is not a significant habitat and the loss of which will not impair natural resources.
- d. Removal does not involve a risk of adverse environmental effects, e.g., by degrading scenic resources, contributing to erosion, etc.
- e. The vegetation is dead or diseased.
- f. The vegetation presents a hazard to human health or property.
- g. Removal is allowed as part of a permit for other development with mitigation consistent with LCP visual resources protection policies.
- h. Removal is part of a plan to restore native vegetation/landscaping to an area.
- i. Removal is necessary for operation of active or passive solar facilities with mitigation consistent with LCP visual resources protection policies.
- j. Removal is necessary for new or existing agricultural purposes consistent with other County policies with mitigation consistent with LCP visual resources protection policies.

Assign the development of a vegetation removal ordinance high priority in LCP implementation.

- 6.5.5 Develop tree planting standards for new development to ensure adequate screening and softening of the effects of new buildings and to reduce the linear appearance of streets, sidewalks, and building planes.

#### 6.6. Overhead Wires

#### POLICIES

- 6.6.1 Require routing of transmission line rights-of-way to minimize impacts on the viewshed in the Coastal Zone, especially in scenic rural areas, and to avoid locations which are on or near habitat, recreational, or archaeological resources, whenever feasible. Where feasible, require underground placement. Require repair of scarring, grading, or other vegetative removal and revegetation with plants similar to those in the area. Require use of native plants where feasible. In areas with erosion potential, require appropriate measures to minimize erosion.
- 6.6.2 Require underground placement of all new utility service lines. Require underground placement of extension lines to and within new residential and commercial subdivisions. Require underground placement of all other new or supplementary transmission lines where above ground routing would unavoidably affect views and where it is technically feasible, unless it can be shown that other alternatives are less environmentally damaging or would have unavoidable adverse impacts on agricultural operations. When underground facilities are installed parallel to existing above ground lines, require the existing lines to be placed underground with the new lines. When above ground facilities are necessary, require that design and color of the support towers or poles be compatible with the surroundings.

- 6.6.3 Prohibit extension of transmission facilities along designated scenic highway rights-of-way for continuous extended distances where the facilities must be located within a scenic corridor.
- 6.6.4 Discourage siting of transmission lines on scenic highways. Where siting is absolutely necessary on scenic roads, require siting so that roadway crests are avoided thus minimizing visibility on distant views. Lines should cross the roadway at a downhill, low elevation site, or a curve in the road.
- 6.6.5 Require location of access and construction roads for transmission line construction so as to minimize alterations within scenic corridors. Road grades and alignments should follow the contour of the land with smooth, gradual curves where possible.

#### PROGRAMS

- 6.6.6 Establish scenic corridors and Special Communities as priorities in the county-wide undergrounding program.
- 6.6.7 Establish a program for the reduction of overhead wires; consider all methods of visual relief.
- 6.6.8 Seek additional funds for underground placement programs, with priority attention given to Coastal Zone visual resources.

#### **6.7**      Restoration and Maintenance

#### POLICY

- 6.7.1 Require on-site restoration of blighted conditions as a mitigating condition of permit approval for new development. The type and amount of restoration shall be commensurate with the size of the project for which the permit is issued.

#### PROGRAMS

- 6.7.2 Develop a landscaping and screening program to restore blighted areas in scenic corridors on both public and private property. Set priorities for restoration. Give priority to Highway 1 scenic corridor. (Coordinate with CALTRANS and local citizens/groups).
- 6.7.3 Provide technical assistance for restoration of blighted areas.

#### SPECIAL COMMUNITIES

#### **6.8**      General

#### POLICY

- 6.8.1 Within special communities, require protection from demolition and visually incompatible development of historical structures as listed below:

### Davenport Special Community

SAINT VINCENT DE PAUL CATHOLIC CHURCH: Davenport Road, Davenport. This small church was built by the people of Davenport in 1915, with cement donated by the cement plant. Services are still held there regularly.

DAVENPORT JAIL: Highway 1, Davenport. The jail was built by the County in 1914 from cement donated by the cement plant. The architecture is Mission Revival.

FORESTERS' HALL: Highway 1, Davenport. The hall, a wooden vernacular structure, was built around 1910 by the Foresters' Lodge as a meeting hall. The Lodge also sponsored recreational activities for the families of Davenport until the 1940's.

### East Cliff Village Special Community (Live Oak)

BUCKHART'S CONFECTIONERY: East Cliff Drive. Originally built as a distributing point for wholesalers of iris and tulip bulbs, the structure now houses a candy factory and is noted for its windmill architecture.

FRAZIER LEWIS HOME: East Cliff Drive and 13th. This 19th Century house was built for an early California pioneer family which was part of the Donner party.

### Harbor Area Special Community

PARSONAGE FOR TWIN LAKES BAPTIST CHURCH: Ninth Avenue between Carmel and Bonnie. This house was built in the 1890's for the parson of the Twin Lakes Baptist Church. The church established in the Twin Lakes area one of the earliest church campgrounds in the County.

TWIN LAKES BAPTIST CHURCH CAMP COTTAGES: 255 Ninth Avenue. Actually two original cottages joined together, this structure represents the Victorian style cottages built for the church campground around the turn of the century.

TWINS LAKES LIBRARY: Seventh Avenue. This structure was originally constructed as a meeting hall as part of the Twin Lakes Baptist Church campground facilities in the 1890's-1900's.

Update this list as additional historic structures are designated in Special Communities.

## PROGRAMS

- 6.8.2 Designate the following areas shown on the Land Use Plan maps as special communities which because of their unique characteristics, are popular visitor destination points:



- o Davenport
- o Harbor Area
- o East Cliff Village Tourist Area
- o Pleasure Point/41st Avenue
- o Seacliff Beach Area
- o Rio del Mar Flats/Esplanade

6.8.3 In the preparation of landscape and road improvement plans and/or design guidelines for special communities, establish citizen involvement, including but not limited to concerned neighborhood groups and affected property owners, as an integral part of the plan preparation procedure.

## 6.9 Davenport

### POLICIES

- 6.9.1 Require new development in Davenport to be consistent with the height, bulk, scale, materials, and setbacks of existing development: generally small scale, one to two story structures of wood construction.
- 6.9.2 Require rehabilitation to maintain the architectural and historic character of the structure being rehabilitated.
- 6.9.3 Require new development or rehabilitation to be consistent with the objectives in 6.9.4, as well as with other applicable LCP policies.

### PROGRAMS

- 6.9.4 Enhance Davenport as a visual focus along Highway 1. Prepare a landscaping and design plan, in accordance with policy 6.8.3, to achieve the following objectives:
  - a. Clear, coordinated circulation including:
    - o clear definition of stopping spaces (parking) along the highway frontage for both cars and bicycles;
    - o clearly articulated pedestrian crossings, one near the Deli/-post office end of the commercial area, one near the Cash Store;
    - o adequate parking off Highway 1, nearby, for existing and new uses, and for visitors;
    - o bicycle parking facilities to make the town a more attractive bicycle destination/stop over point.
  - b. Landscaping to enhance commercial areas, and to assist in definition of parking spaces and walkways, and in screening of parking as appropriate.
  - c. Emphasis on the area's whaling history and whale viewing opportunities.

- d. Elimination of visually intrusive overhead wires.
- e. Screening of the cement plant and its parking lot from the residential area to the north.

6.9.5 Encourage redevelopment or rehabilitation of buildings not currently in use (the vacant lot and three houses along the Highway 1 frontage of the commercial area) for visitor-serving uses such as accommodations, restaurants, specialty shops.

#### 6.10 Harbor Area

##### POLICIES

- 6.10.1 Preserve the residential characters of the single-family part and mixed residential part of the Harbor area special community identified in the 1980 General Plan. The single-family area consists primarily of small one and two story houses on small lots. The mixed residential part is characterized by large and small structures on small lots. In both areas, wood siding predominates. Require design review of all Harbor area development applications to ensure all new development and rehabilitations are compatible with the character of the area.
- 6.10.2 Within the single-family parts of the Harbor area special community, require building height and lot coverage limitations consistent with the existing character of the area.

##### PROGRAM

- 6.10.3 Prepare a landscaping and public roadside improvement program in accordance with policy 6.8.3 which considers the following:
  - a. Clearly defined pedestrian paths on highly traveled streets, or convenient alternative walkways.
  - b. In cooperation with State Parks, definition and improvement of roadway edges and parking at Twin Lakes State Beach.
  - c. Establishes landscaping and design guidelines for the principal streets in the area including the 7th Avenue access route.

#### 6.11 East Cliff Village Tourist Area

##### PROGRAMS

- 6.11.1 Install curbs, gutters, pedestrian walkways, and street trees on 17th and 14th Avenues, Merrill Street, and East Cliff Drive, with East Cliff Drive (17th to Schwan Lake) as a high priority.

- 6.11.2 Prepare a landscaping and roadside improvement program, in accordance with policy 6.8.3, for the area. Consider the following:
- a. Design, landscaping, and street tree plans for 17th Avenue designed to give a "gateway" approach feeling to the East Cliff Village Tourist area.
  - b. Varied special landscaping on East Cliff Drive to accent the uses here.
  - c. Design requirements for development along 17th Avenue adjacent to the shopping center so that project designs integrate with and provide pedestrian connections to the shopping center and form a visual edge along 17th Avenue.
  - d. Design standards for all new development in the East Cliff Village Tourist area, including maintaining the scale of development already existing in the area.

**6.12 Pleasure Point/41st Avenue**

**PROGRAMS**

- 6.12.1 Improve, widen, and complete pedestrian/bikeway along East Cliff Drive between 32nd and 41st Avenues where right-of-way permits; install additional benches and landscaping.
- 6.12.2 Design and implement an erosion control program to protect the coastal bluffs, large and unique trees, and roadway along East Cliff Drive in the Pleasure Point area.
- 6.12.3 Apply the following development standards to the parking lot at the intersection of 41st Avenue and East Cliff Drive:
- a. landscaping to enhance compatibility with surrounding area;
  - b. clearly articulated pedestrian connection to the shoreline.
- 6.12.4 Purchase and improve the lot at the intersection of East Cliff Drive and Pleasure Point Drive as part of the pedestrian/bikeway system, a vista point, and a staging area for surfing.

**6.13 Seacliff Beach Area**

**POLICIES**

- 6.13.1 Require new development to be compatible with existing development (of similar scale, materials). On (Center and Santa Cruz Avenues between State Park and Broadway).
- 6.13.2 Require new development, additions, or rehabilitation to be consistent with the objectives of 6.13.3 and with other applicable LCP policies.



## PROGRAM

- 6.13.3 Prepare a landscaping and roadside improvement program in accordance with policy 6.8.3, to achieve the following:
- a. Clear definition of State Park Drive as a major pathway to the State Beach including:
    - o area orientation signs identifying uses and location of uses near freeway exit and at the State Park;
    - o sidewalk on at least one side of State Park Drive, terminating at the stairway at Seacliff Drive, and crosswalks to Center and Santa Cruz Avenues;
    - o planting as a street edge and visual filter for adjacent uses on State Park Drive.
  - b. Improvement of signing along State Park Drive.
  - c. Reduction of the numerous overhead wires on State Park Drive. Consider undergrounding, relocation, and/or reduction in the number of wires.
  - d. Landscaping and improvements at entrance to Seacliff State Beach on State Park Drive.

## 6.14 Rio del Mar Flats/Esplanade Area

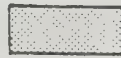
### POLICIES

- 6.14.1 Require infill, rehabilitations, or new additions in the Rio del Mar flats to maintain height, bulk, and setbacks similar to existing development.
- 6.14.2 Require new development which completes the commercial row to be of similar scale, color, and design. Require signing to be coordinated with other area signs.

### PROGRAMS

- 6.14.3 Prepare a design plan and implementation program for the Rio del Mar Cove area (Esplanade and flats), in accordance with policy 6.8.3, to achieve the following:
- a. Landscaping, paving, lighting, traffic in the Esplanade area to enhance its potential as an auto/pedestrian piazza, and incorporating Aptos Creek as a design feature.
  - b. Encouragement of rehabilitation and/or refurbishment of structures where appropriate.
- 6.14.4 Continue to monitor the sewer pump station for odor problems, and make corrections as needed.

# Visual Resources



Scenic Corridors



Special Scenic Area



Coastal Zone Boundary

NOTE: Special Communities are designated on the Land Use Plan maps.

For parcel specific information large scale maps (1" = 2000') on file at Santa Cruz County Planning Department may need to be consulted. In cases of dispute or lack of clarity, large scale maps shall prevail.

"FOR GENERAL INFORMATION PURPOSES ONLY.  
Please refer to the large scale maps on  
file with the County Planning Department  
for accurate updated information."

# North Coast

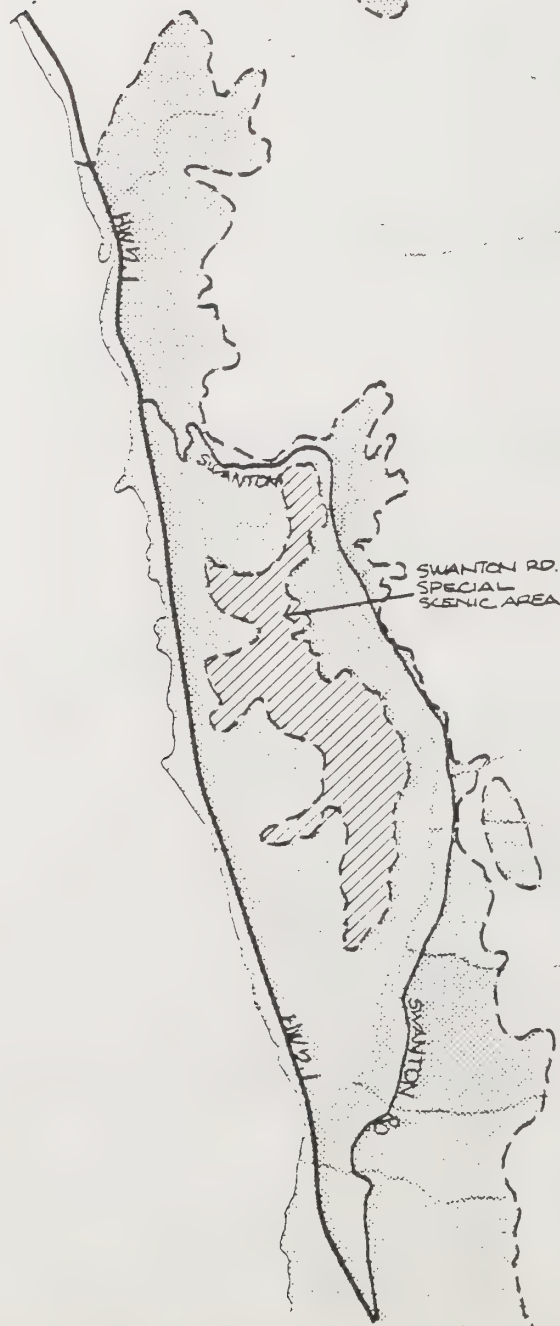
## VISUAL RESOURCES NORTH COAST



Date: April 1981  
See Legend Page 135

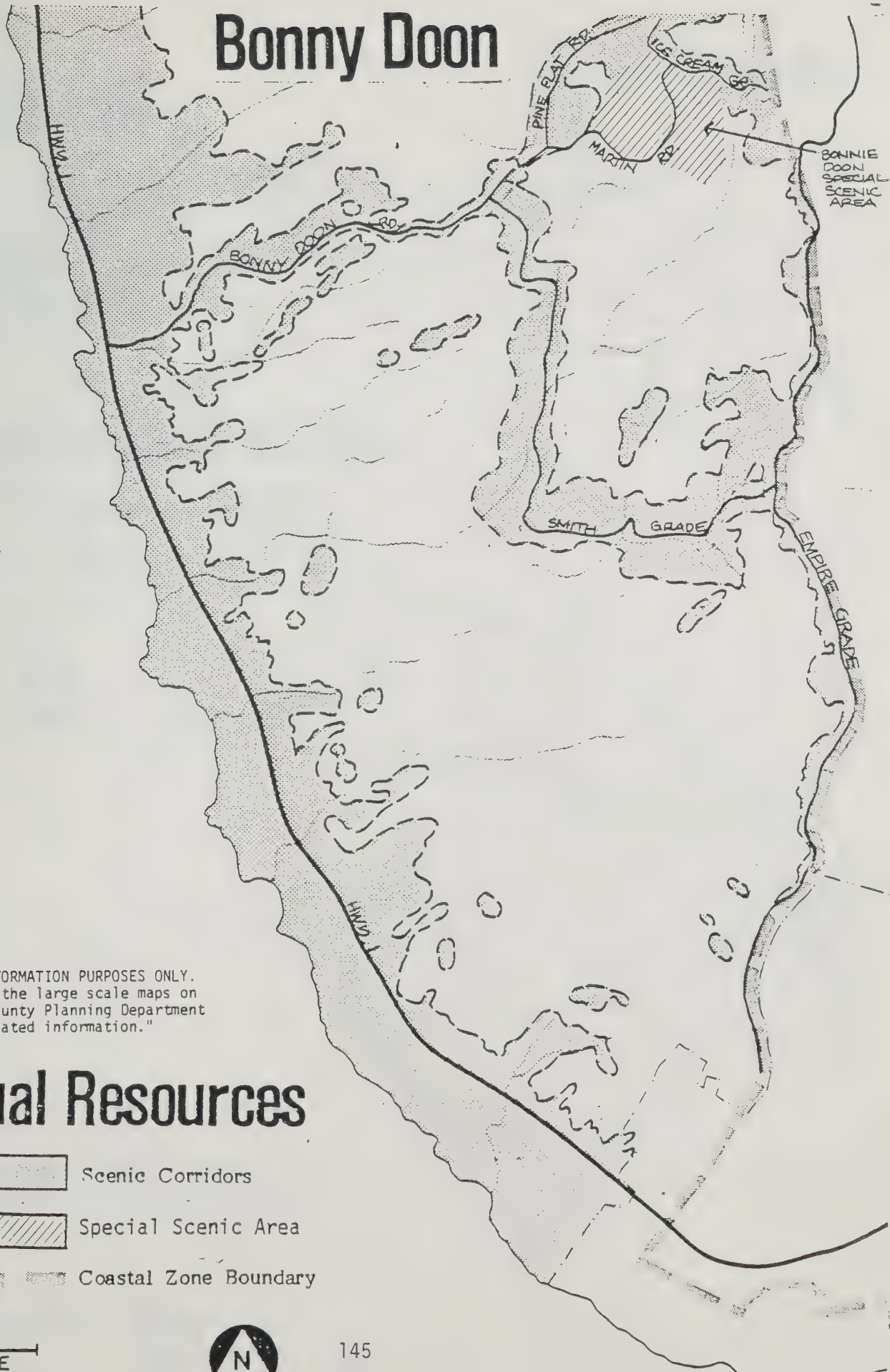
1 MILE

SAN MATEO COUNTY LINE








# Bonny Doon



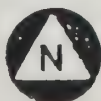
"FOR GENERAL INFORMATION PURPOSES ONLY.  
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## Visual Resources

-  Scenic Corridors
-  Special Scenic Area
-  Coastal Zone Boundary

1 MILE

Date: April 1981



145

Rev. 1/84

# Mid County



## Visual Resources



Scenic Corridors



Special Scenic Area

Coastal Zone Boundary

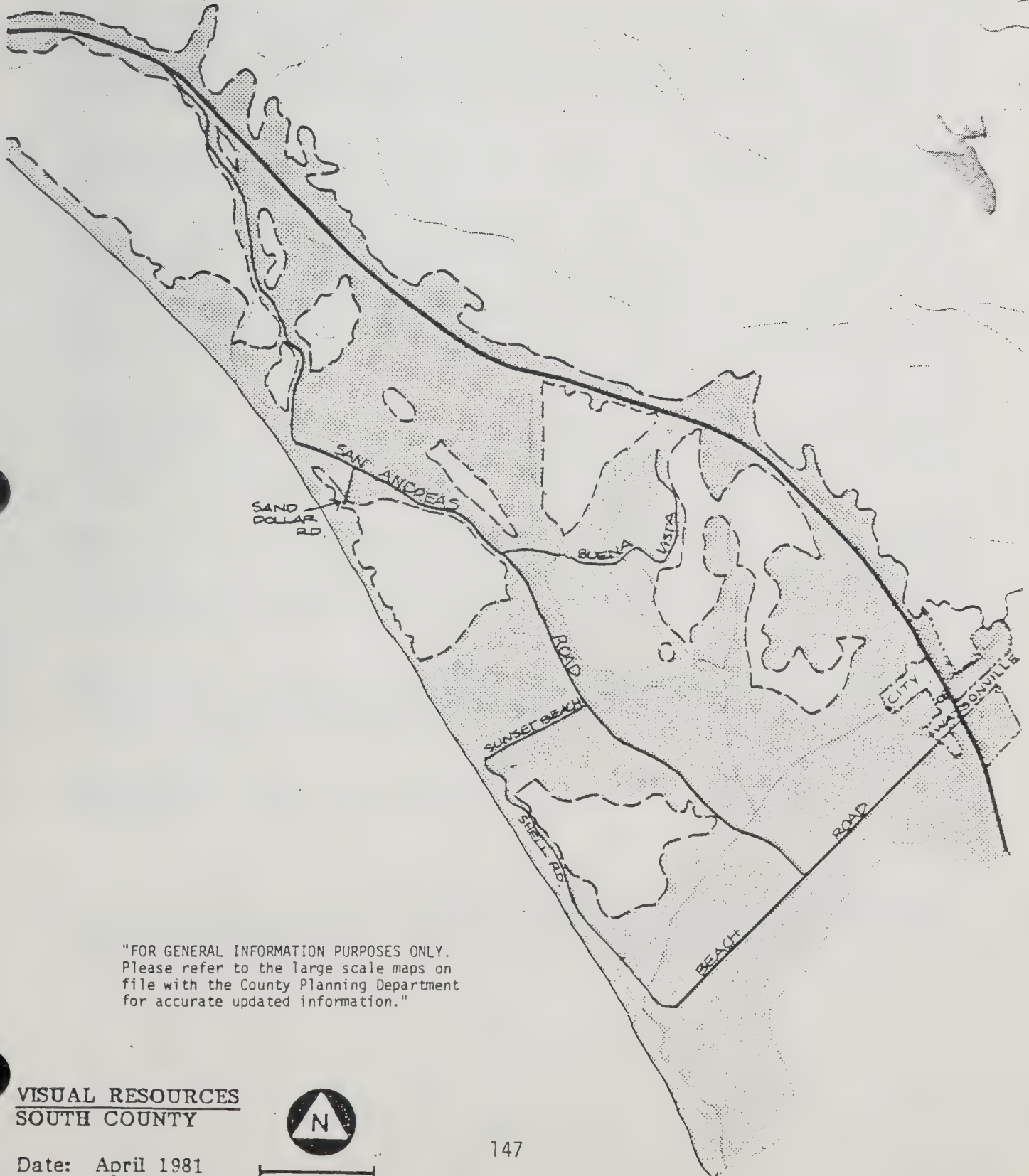


Date: April 1981



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for accurate updated information."

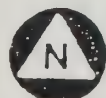
# South County



"FOR GENERAL INFORMATION PURPOSES ONLY.  
Please refer to the large scale maps on  
file with the County Planning Department  
for accurate updated information."

## VISUAL RESOURCES SOUTH COUNTY

Date: April 1981  
See Legend Page 135



1 MILE





## SECTION 7

### **LOCATING AND PLANNING NEW DEVELOPMENT**

#### **COASTAL ACT POLICIES**

##### **Section 30250.** (part)

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively on coastal resources. . .\*

**Section 30252.** The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of on-site recreational facilities to serve the new development.

**Section 30222.** The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

**Section 30255.** Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

**Section 30221.** Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

**Section 30223.** Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

\*Santa Cruz County has not adopted the Coastal Act's rural land division formula. Subsection 7.7 provides LCP rural land division policies which are equally or more protective of coastal resources. (See also pp. 7-50 to 7-52 LCP Land Use Plan Hearing Draft, January 1981.)

**Section 30244.** Where development would adversely impact archaeological or paleontological resources as identified by the State Historical Preservation Officer, reasonable mitigation measures will be required.

**Section 30007.5.** The Legislature further finds and recognizes that conflicts may occur between one or more policies of the division. The Legislature therefore declares that in carrying out the provisions of this division such conflicts be resolved in a manner which on balance is the most protective of significant coastal resources. In this context, the Legislature declares that broader policies which, for example, serve to concentrate development in close proximity to urban and employment centers may be more protective, overall, than specific wildlife habitat and other similar resource policies.

(See also parts of Section 30250 in Visual Resources and Hazards sections.)



## SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

### 7.0

### LOCATING AND PLANNING NEW DEVELOPMENT

#### 7.0.1

The following projects, which submitted applications to the County prior to May 15, 1981, shall be exempted from Land Use Plan policies, providing that they receive all County approvals prior to Land Use Plan certification, and further provided that all listed projects shall be exempted from Land Use Plan policies only if Coastal Commission action is completed on any such project prior to assumption of coastal permit authority by the County. All the listed projects must be determined by the California Coastal Commission to be consistent with the Coastal Act, if Coastal Commission action is completed on any such project prior to assumption of coastal permit authority by the County.

<u>APN</u>	<u>APPLICANT</u>	<u>PROJECT DESCRIPTION</u>	<u>APPLICATION DATE</u>	<u>LOCAL APPROVALS</u>
63-081-05	WANG	Rural Land Division in Water Supply Watershed	2/2/79	PC 8/12/81
63-111-15	MARION	MLD in Bonny Doon area - Water Supply Watershed: 3 lots 10, 14, & 40 ac.	10/11/79	ZA 2/6/81
46-031-15	MOORE	SFD adjacent to AG LAND	5/3/80	In Lottery (81-53-R)
46-241-35	MEDIEROS	SFD adjacent to AG LAND (AS INFILL)	8/80	In Lottery (81-48-1)
54-251-73	MAITLAND	SFD adjacent to AG LAND (AS INFILL)	9/80	BP 2/10/81
46-271-39	ESPINOSA	SFD on AG LAND	7/11/80	BP 12/10/80
63-061-09	BEAUREGARD VINEYARDS	Vineyard Dev. in Bonny Doon (Agriculture)	11/27/79	BS 6/9/81
59-061-29 52-311-07	VAN DEREN	MLD: Two parcels, 3 acres and 12 acres	3/12/81	PC 8/12/81 BS 10/6/81
32-091-21	FLORAL COURT Rosen, Garrison & Drew	Subdivision, PD Application including use permit to construct 34 condominiums; park site dedication	12/12/80	PC 10/28/81 BS 1/12/82

#### LEGEND

PC	Planning Commission
BS	Board of Supervisors
ZA	Zoning Administrator
BP	Building Permit
MLD	Minor Land Division
SFD	Single Family Dwelling
PD	Planned Development

**7.1**  
**POLICIES**

**Basis for Land Use Plan**

**General**

- 7.1.1 Adopt the County General Plan Land Use and Facilities Map designations within the Coastal Zone as indicated on the attached LCP Land Use Plan Maps with revisions for those sites designated for coastal priority uses (see exhibits: Land Use Plan Maps).
- 7.1.2 Apply all County General Plan policies within the Coastal Zone except where they are specifically in conflict with designated priority uses and/or stated LCP policies, in which case the LCP shall take precedence.
- 7.1.3 Maintain the County's Growth Management System to require (1) that the Board of Supervisors set an annual population growth goal each year, limiting Santa Cruz County's growth for the next year to a fair share of the state's population growth; (2) that the growth allowed each year be channeled so that new development is encouraged to locate within areas where urban services are available, and is discouraged from locating in rural areas where such services are not available, and where the impact on environmental and natural resources is greater.

**Residential Designations**

**Rural Residential Designations**

- 7.1.4 Allow three densities of residential use outside the Urban Services Line as follows:

Mountain Residential	10-40 developable acres dwelling unit (Note: the upper acreage limit should be higher than 40 acres in areas where most parcels are large, as in the North Coast.)
Rural Residential	2½-20 net developable acres/dwelling unit (5-20 net developable acres/dwelling unit in Bonny Doon Planning Area)
Suburban	1-5 net developable acres/dwelling unit

(See policy subsection 7.7, Rural Land Divisions and specific policies.)

Recognize several existing urban density residential areas outside the Urban Services Line. The density for these areas is Urban Residential Low (Davenport, Sand Dollar Beach/Canon del Sol, Sunset Beach, Pajaro Dunes and La Selva Beach).

**Urban Residential Designations**

- 7.1.5 Allow three densities of urban residential use within the Urban Services Line with special density bonuses for the provision of low and moderate income housing as specified in Table 7.1.4.

TABLE 7.1.4  
RESIDENTIAL LAND USE: DENSITY RANGES

	Standard Project	25% or More Low/ Moderate Cost Housing	100% Cost Elderly
<b>Urban Low</b>			
Minimum net developable square feet per dwelling unit	20,000 to 6,000 sq. ft.	5,000 sq. ft.	4,000 sq. ft.
Dwelling units per net developable acre	2.2 to 7.3 du/ac	8.7 du/ac	10.9 du/ac
<b>Urban Medium</b>			
Minimum net developable square feet per dwelling unit	5,000 to 4,000 sq. ft.	3,500 to 3,000 sq. ft.	2,500 to 2,000 sq. ft.
Dwelling units per net developable acre	8.7 to 10.9 du/ac	12.4 to 14.5 du/ac	17.4 to 21.8 du/ac
<b>Urban High</b>			
Minimum net developable square feet per dwelling unit	3,000 to 2,500 sq. ft.	2,000 sq. ft.	1,500 to 1,250 sq. ft.
Dwelling units per net developable acre	14.5 to 17.4 du/ac	21.8 du/ac	29.0 to 34.8 du/ac

See Glossary definitions of 'developable land' and 'net developable acres'.



- 7.1.6 Consider adequacy of public service capacity (sewer, water, roads), terrain, access, pattern of existing land use in the neighborhood, unique circumstances of public value, location with respect to regional or community shopping and other community facilities, and parcel size in determining the specific density to be permitted for individual projects within each residential density range as appropriate.
- 7.1.7 Establish a minimum lot size of 3,500 sq.ft. for the creation of new lots for detached single-family residential development in Urban Medium and High Residential designations.
- 7.1.8a  
GP Consider higher density within the allowable Urban High Residential density range on parcels over 2 acres in size with good access to an arterial street since these can provide maximum opportunities for high density cluster development.
- 7.1.8b Allow new development of areas designated Urban Reserve at the underlying densities only when full urban services are provided including public water supply, public sanitation system, urban level structural fire protection, and street system.

#### Specific Planning Area Residential Policies

##### North Coast, La Selva and San Andreas:

- 7.1.9 For recognized urban density areas outside the Urban Services Line, allow only infill at permitted densities within the recognized urban development boundaries; permit no expansion of urban density into rural areas.

##### Aptos:

- 7.1.10  
GP Allow buildout of the established Searidge subdivision neighborhood, designated as Urban Residential High, at 1,500 sq.ft. per dwelling unit for projects which include 25% low or moderate income housing.

#### **Commercial and Industrial Designations**

(See also Tourist Services and Coastal Commercial 7.1.32)

#### General

- 7.1.11 Ensure the compatibility of commercial and industrial use with adjacent uses through application of the Planned Development permit procedures. Give careful attention to landscaping, signing, access, site and building design, visual impacts, drainage, parking, on site circulation, traffic patterns, and where applicable, availability of water, sewage system capacity, fencing and mitigation of potential nuisance factors, visual aspects, and traffic problems.

#### Community Commercial:

- 7.1.12  
GP Recognize Community Commercial Centers in the communities of Aptos and Live Oak at the following designated locations based on the existence

of community-wide market areas served by these centers:

- o East Cliff/17th Avenue
- o Portola/41st Avenue
- o Rio del Mar/Club House Drive

- 7.1.13 Allow a broad range of commercial uses in the Community Commercial Centers that are of a communitywide scale and service area without duplication of Regional Commercial or Commercial Service uses provided for elsewhere. In addition, allow visitor accommodations.

Neighborhood Commercial:

- 7.1.14 Recognize areas existing as, or suitable for, Neighborhood Commercial uses based on the provision of small-scale neighborhood serving businesses within walking distance of the various urban neighborhoods or centrally located to serve rural communities.

- 7.1.15 Allow only such neighborhood commercial uses that are of a small scale, i.e. appropriate to a neighborhood service area, and which will not have significant adverse traffic, noise, and aesthetic impacts on the adjacent residential areas. Allow residential uses as incidental to commercial uses of property in the Neighborhood Commercial category. Incidental means up to 30% of the square footage of structures. This factor, in conjunction with neighborhood compatibility criteria, would limit the density of neighborhood commercial uses.

- 7.1.16 Allow the expansion or development of new neighborhood commercial facilities only where a local need and market exists as determined by a market assessment, commensurate in scale to the proposed project, to be conducted as part of the environmental assessment.

Commercial Services and Light Industry:

- 7.1.17 Recognize areas appropriate for Commercial Services/Light Industry Use based on proximity to major streets and rail transportation, the provision of adequate services, and compatibility with adjacent land uses and the environment.

(See Policy 10.4.1)

- 7.1.18 Allow office use, light industrial facilities such as assembly and manufacturing, and commercial services facilities such as auto repair, contractors' yards, and warehousing in the Commercial Services/Light Industry Land Use category. Limit the permitted uses in this category to those without major pollution, visual impacts, or potential nuisance factors.

Professional and Administrative Office:

- 7.1.19 Recognize as existing or suitable for Professional and Administrative Office use (1) areas located on arterial roads acting as a buffer between commercial centers or industrial uses and residential uses and/or (2) where such development can be integrated in existing Regional, Community, or Tourist/Coastal Commercial Centers.

- 7.1.20 Allow Professional and Administrative offices such as medical offices, business offices, branch banks, and real estate offices as well as personal services in areas designated for Professional and Administrative office use.

Heavy Industry/Quarries:

- 7.1.21 Recognize the sites of existing and operating quarry and heavy industry facilities. Limit the permitted uses on these sites to existing uses. Change of use or major expansion shall require a LUP amendment.

(See policies 10.2.1, 10.2.2, 10.3.5, 10.6.1, 10.6.2, 10.6.3)

Agriculture Designations

- 7.1.22 a. Agricultural Land Use With Agricultural Resource Designation (Prime Agricultural Land)

Allow on prime agricultural land as the principal permitted use, agricultural pursuits for the commercial cultivation of plant crops, including food, flower, and fiber crops and raising of animals including grazing and livestock production. Allow agriculturally related uses where they are ancillary, incidental, or accessory to the principal agricultural use of the parcel on the following basis:

1. As permitted uses: wells; pumphouses; water or fuel storage tanks; storage sheds; ponds; reservoirs; fences; sheds for packing, drying, storage of produce grown on-site; offices operated in conjunction with a principal use; stands for the display and sale of agricultural commodities produced on-site; facilities for fish and wildlife enhancement or preservation; agriculture; barns, corrals, pens used for animal husbandry; water pollution and erosion control facilities for agricultural purposes; home occupations with small signs; wineries producing less than 12,500 gallons annually; greenhouses under 500 square feet; signs in conjunction with permitted uses; greenhouse replacement.
2. As conditional uses, provided findings are made that the use constitutes the principal agricultural use of the parcel or is ancillary, incidental, or accessory to the principal agricultural use of the parcel, that the use will be sited to avoid conflicts with principal agricultural activities in the area, that the use will be sited to avoid where possible or otherwise minimize the removal of land from protection; and subject to development standards that specify siting and development criteria, including size, location and density: one single-family residence, farm labor housing, temporary or permanent caretaker's or watchman's quarters, labor camp or foster home pursuant to policy 2.3; greenhouses; mushroom farms or other agriculture within structures; wineries over 12,500 gallons annual production; public utility facilities; packing, processing or storage facilities under 5,000 square feet in size including custom work or cooperative facilities; agri-



cultural service establishments; signs related to a conditional use; veterinary offices and large animal hospitals; outdoor container grown nursery crops; habitable accessory structures; kennels; mobilehomes as farm labor housing; riding academies or public stables; commercial boarding of horses; hog farming and small animals over 100 per acre; aguaculture; renewable or community energy facilities.

On-site means parcels owned and/or leased by the farm operator.

b. Agricultural Land Without Agricultural Resource Designation

Allow on land designated Agricultural Land Use on the LUP Maps, but not Agricultural Resource on the Agricultural Resource Maps, the following range of uses based on parcel size (see also policy 2.4.3 for criteria for creation of new parcels):

1. On parcels 2.5 acres or less in size, allow one residence and accessory uses; agricultural uses; open space uses; recreational uses and community facilities where these uses can be shown to not conflict with any adjacent agricultural activity.
2. On parcels over 2.5 acres in size, allow a range of agricultural uses, including both commercial and non-commercial agricultural activities; one residence; or other uses where these uses are consistent with Coastal Act Section 30242, and where these uses can be shown to not conflict with any adjacent agricultural activity.

c. Agricultural Land Use with Agricultural Resource Designation (Prime Agricultural Land): Assessor's Parcel Numbers 46-021-5, 54-261-5, 57-121-25, 57-201-13.

Allow only on Assessor's Parcel Numbers 46-021-5, 54-261-5, 57-121-25, 57-201-13 as the principal permitted use, agricultural pursuits for the commercial cultivation of plant crops, including food, flower and fiber crops, and raising of animals including grazing and livestock production. Allow agriculturally related uses where they are ancillary, incidental, or accessory to the principal agricultural use of the parcel on the following basis:

1. As permitted uses: wells; pump houses; water or fuel storage tanks; storage sheds; ponds, reservoirs; fences; sheds for packing, drying, storage of produce grown on site; barns, stables, corrals, pens used for animal husbandry; offices incidental and necessary to conduct a principal use; stands for the display and sale of agricultural commodities produced on the premises or on other premises within the preserve; facilities for fish and wildlife enhancement and preservation; water pollution and erosion control facilities for agricultural purposes; home occupations with small signs; wineries producing less

than 12,500 gallons annually; signs in conjunction with permitted uses; farm outbuildings for storage or equipment; greenhouse replacement; greenhouses under 500 square feet.

2. As conditional uses, provided findings are made that the use constitutes the principal agricultural use of the parcel or is ancillary, incidental, or accessory to the principal agricultural use of the parcel, that the use will be sited to avoid conflicts with principal agricultural activities in the area, that the use will be sited to avoid where possible or otherwise minimize the removal of land from protection; and subject to development standards that specify siting and development criteria including size, location and density: one single-family dwelling of the owner or lessee of the land or an employee of the owner or lessee of the land upon which the use or permitted use is carried on but not to exceed one dwelling for each forty acres of total site area, pursuant to policy 2.3; living quarters accessory to the main dwelling unit for persons employed on the premises and relatives of the property owner or lessee, limited to a maximum of five such accessory living units or one such living unit for each forty acres of total site area, whichever is less, pursuant to policy 2.3; farm labor camps, temporary or permanent caretaker's quarters or foster homes pursuant to policy 2.3; mobilehomes as dwelling units; flood control works including channel rectification and alteration, dams, canals and aqueducts of any public water project; signs in conjunction with discretionary uses; public utility facilities; greenhouses; mushroom farms or other agriculture within structures; wineries over 12,500 gallons annual production; packing, processing or storage facilities under 5,000 square feet in size including custom work or cooperative facilities; agricultural service establishments; veterinary offices and large animal hospitals; outdoor container grown nursery crops; habitable accessory structures; commercial boarding of horses; kennels; riding academies; hog farming and small animals over 100 per acre; aquaculture; renewable or community energy facilities.

- 7.1.22a Maintain the agricultural designation of the orchard adjacent to Deer Park, along Highway 1.

7.1.23  
GP

Utilize an Urban Open Space designation to identify those lands within the Urban Services Line which are not appropriate for urban development due to the presence of one or more of the following resources or constraints:

- a. coastal bluffs and beaches
- b. coastal lagoons, wetlands and marshes
- c. riparian corridors and buffer areas
- d. flood ways and flood plains
- e. wooded ravines and gulches which separate and buffer areas of development
- f. slopes over 30 percent
- g. sensitive wildlife habitat areas and biotic resource areas

7.1.24

Consider development within areas identified as Urban Open Space only when consistent with 3.5.1 and 3.5.2, and all other LCP resource protection and hazard mitigation policies if applicable, and only in the following circumstances:



- a. For one single-family dwelling on an existing parcel of record if the parcel does not contain areas defined as developable; where the subject property is located in a commercially designated area, the property may be developed for a limited commercial rather than residential use.
- b. For use consistent with the maintenance of the area as open space.
- c. For the location of service infrastructure where it cannot be placed in other locations out of the protected use areas.

## **Recreation and Visitor-Serving Designations**

### General

- 7.1.25 Require a Planned Development permit for the development of all recreation and visitor-serving facilities with specific review of site planning and building design, landscaping and buffering, and on-site parking and circulation. Require all visitor-serving facilities to be located where adequate access and public services and facilities are available, to be designed and operated to be compatible with adjacent land uses and neighborhood character, to utilize and complement the scenic and natural setting of the site and area, and to provide proper management and protection of the environment.

### Visitor Accommodations

- 7.1.26 Utilize a Visitor Accommodation designation primarily for visitor lodging.
- 7.1.27 Allow in the Visitor Accommodation designation, motels, horizontal hotels, inns, lodges, recreational vehicle parks, hostels, commercial camping, and limited appurtenant public restaurants and shops where appropriate.
- 7.1.28 Establish a density for all types of Visitor Accommodations in the Visitor Accommodations designation within the USL equivalent to medium density residential development, not to exceed existing surrounding density, except as specified in Table 7.3.3. Designations for Visitor Accommodations shall be located in areas of medium or high density except the sites designated in 7.3.3.
- 7.1.29 Allow small scale Visitor Accommodations such as inns, lodges, and pensions in Special Communities where such use would be compatible with neighborhood character and land uses.
- (See also policy subsections 6.8 through 6.14.)
- 7.1.30 Allow small-scale visitor lodging facilities in rural areas through the conversion of existing historic or other rural structures compatible with adjacent land uses consistent with rural density and character, available infrastructure capacity, agricultural, visual, and natural resource protection, and other LCP policies. In areas designated cropland on the agriculture and timber resource maps, allow such facilities only as conversion of an historic residential structure.

- 7.1.31 Allow development of appurtenant overnight visitor accommodations at appropriate commercial recreation facilities, such as the proposed lodge site at a Seascope Golf Course, where such use is consistent with maintaining recreation use, and with other LCP policies.
- 7.1.32 Recognize use of existing condominium beach development as a recreational resource through short term rental for visitor accommodations. Limit urban density, beach oriented housing for visitor accommodations outside of the urban services line to the buildout of those areas specified in 7.1.4, areas already irrevocably committed to such densities.

#### Tourist Services and Coastal Commercial

- 7.1.33 Utilize a Tourist Service/Coastal Commercial designation to recognize those areas primarily identified for visitor-serving commercial services and activities. Allow coastal tourist and recreation activities, including food supplies and services, recreation oriented supplies and services, gift shops, restaurants, boat sales, rental, and services, and similar retail and service activities. As a conditional use, allow grocery stores, laundromats, liquor stores, and food supply/service. In addition, permit visitor accommodations, neighborhood commercial uses, and other uses specifically permitted by table 7.3.3. Require new development designated as Tourist Services and Coastal Commercial to provide, either on or off-site, parking spaces for coastal visitors at a minimum of 10% above that which would otherwise be required for the proposed use under the zoning ordinance.

#### Parks and Recreational Activities

- 7.1.34 Utilize a Parks and Recreation designation to recognize existing public and private recreational uses, including state, regional, and County parks, recreational vehicle parks, campgrounds, ecological preserves, golf courses, and other commercial recreational uses.

Recognize an intensity of use for existing public and private parks and recreational uses at the existing level of development, including development(s) approved by the Coastal Commission but not yet constructed.

Permit new development or increases in intensity of uses where consistent with infrastructure constraints, scenic, natural and agricultural resource protection.

Establish densities for visitor accommodations in the Parks and Recreation designation consistent with the open space character of the designation:

- a. Within the Urban Services Line at 3 campsites or 3 visitor accommodation units or the equivalent per developable acre;
- b. Outside of the Urban Services Line equivalent to 1 unit/2-1/2-20 developable acres as determined by the rural development matrix.

- 7.1.35 Utilize a Proposed Parks and Recreational designation for sites proposed for parks and recreation uses (see policy above).

- 7.1.36 Regulate commercial recreational development through use permit controls to evaluate each development proposal on the basis of its particular site requirements, environmental impact, and appropriateness of the location for the proposed use.
- 7.1.37 For urban sites designated for parks and recreation allow commercial recreational uses, such as golf courses, stables, swimming pools, tennis courts, swim and racquet clubs, picnicking areas, outdoor entertainment, historical theme parks.
- 7.1.38 Allow commercial recreational uses in rural areas on designated sites where compatible with adjacent land uses, and consistent with available infrastructure, agricultural, visual and natural resource protection, and other LCP policies only when there are no feasible locations for such use in existing urban areas.

Organized Camps and Conference Centers

- 7.1.39 Allow conference centers with lodging, recreational, educational, and group meeting facilities to locate in areas designated for visitor accommodations within the Urban Services Line.
- 7.1.40 Allow lower intensity organized camps and conference centers with recreational and education facilities to locate in Rural and Mountain residential areas, consistent with infrastructure capacity, natural and visual resource protection, protection of agriculture, and other LCP policies.
- 7.1.41 Administer uniform densities for all organized camps and conference centers in Rural Residential and Mountain Residential areas by applying residential density requirements of  $2\frac{1}{2}$  to 20 net developable acres per dwelling unit. This density may differ from the underlying land use designation indicated on the LCP Land Use Maps; however, it is intended to reflect the specialized service requirements and lesser development impacts of these facilities and it allows existing organized camp and conference facilities to remain conforming to the LCP Land Use Plan and LCP policies. Utilize a matrix/point system to determine the allowable density within this range: include LCP maximum density standards for protection of natural, agricultural, and visual resources; development hazards and constraints present; availability of access and services. If the use of the property is changed from organized camp or conference center, any other residential uses shall be considered at the underlying density shown on the Land Use Map. Require each development proposal to include a master development plan and resource management program for the property involved. Densities for projects in suburban or urban areas shall be based on the underlying LCP Land Use Plan density.
- 7.1.42 Allow the intensity of temporary organized camp uses to be greater than year-round operations where compatible with the social and natural environment and the available supporting infrastructure, and consistent with the appropriate development standards and only when such temporary uses do not cumulatively exceed the impacts of a year-round operation.



7.1.43  
GP

Allow facilities for both residential and day schools at organized camps and conference centers only at densities which reflect their impact on access, services, and the environment. Assess impacts and establish appropriate overall densities through environmental assessment of individual projects.

Institutional Designations

7.1.45

Recognize existing institutional uses such as schools, fire stations, disposal sites, retreats, University uses, marine lab, rehabilitation center(s).

7.1.46

Recognize an intensity of use for existing public and private institutions at existing levels of development, including developments approved by the Coastal Commission but not yet constructed.

Permit new development or increases in intensity of use for public institutions and private non-residential institutional uses where consistent with infrastructure constraints, and scenic, natural and agricultural resource protection.

Permit new development or increases in intensity of use for private institutional residential uses (1) in urban areas equivalent to medium density residential, and (2) in rural areas equivalent to the rural residential density range:  $2\frac{1}{2}$ -20 acres/dwelling unit (or equivalent), as determined by application of the Rural Density Determinations Matrix.

## 7.2 Providing for Priority Uses in Urban Areas

### POLICIES

- 7.2.1 Establish park and recreation facilities, visitor-serving facilities, low and moderate income housing, and local parks as priority uses in the Santa Cruz County Coastal Zone within the Urban/Rural Boundary.
- 7.2.2 Maintain existing priority uses on existing sites, and designate and reserve the following sites for the indicated priority uses:

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#### KEY to Priority Use Designations:

<u>Designation</u>	<u>Priority Use</u>
V	Visitor Accommodations
T	Tourist Services/Coastal Commercial
H	Affordable Housing
N	Neighborhood/Community Park
P	Park and Recreation
18	Priority Use Site Number

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<u>Site Number</u>	<u>Site Location Description</u>	<u>Planning Area</u>	<u>Priority Use Designation</u>	<u>See Site Development Standards Sec. 7.3.3</u>
2	Warehouse site in Davenport	North Coast	T	
3	Blufftop in Davenport	North Coast	P	
4	Woods Lagoon area	Live Oak	N	
5	7th Ave. at Brommer St., Live Oak northwest corner		T	
6	7th Ave. at Brommer St., Live Oak southwest corner		V	*
7	7th Ave. and SPRR, PG&E site	Live Oak	V	*
8	17th Ave. between SPRR and Schwan Lake	Live Oak	N (alternate site)	
9	7th Ave. at Carmel St., Live Oak former Twin Lakes Baptist Church		T	*

Site Number	Site Location Description	Planning Area	Priority Use Designation	See Site Development Standards Sec. 7.3.3
10	South of Capitola Rd., opposite Jose Ave.	Live Oak	H,N	*
11	17th Ave. at SPRR, Granite Rock site	Live Oak	V,H,N	*
12	17th Ave., south of Granite Rock site	Live Oak	V	
13	Schwan Lake opposite Merrill St.	Live Oak	P	
14	East Cliff Dr., between 13th and 14th Aves.	Live Oak	T	*
15	17th Ave., west side, near E. Cliff Dr.	Live Oak	H	*
16	Felt St. opposite Aloha Lane	Live Oak	N (alternate site)	
16.5	Corcoran Lagoon frontage, along south side of Portola Dr.	Live Oak	T	*
17	Portola Dr. and 30th Ave.	Live Oak	H	*
18	Lode Street, Moran Lake pumping station	Live Oak	N	
19	38th Ave north of Portola (32-041-03)	Live Oak	N	
19.1	Pleasure Point overlook	Live Oak	N	
19.2	41st Ave. & East Cliff Drive	Live Oak	P	*
20	38th Ave. and Floral Court	Live Oak	N	
21	McGregor Dr., north of New Brighton State Park	Aptos	P	
22	McGregor Dr., north of Pine Tree Lane	Aptos	P	



Site Number	Site Location Description	Planning Area	Priority Use Designation	See Site Development Standards Sec. 7.3.3
23	New Brighton Rd., Pot Belly uplands area	Aptos	P	
24	McGregor Dr., Porter Sesnon property	Aptos	P	*
25	McGregor Dr. at Searidge Ave.	Aptos	V,H	*
26	Rio del Mar Blvd., Dennis property	Aptos	N	*
27	Cliff Dr., old Aptos sewage plant	Aptos	N	
28	Seascape uplands	Aptos	H,N	*
29	Seascape benchlands: E and F	Aptos	T,H	*
30	Seascape benchlands: B,C, and D	Aptos	V,P	*
31	Seascape Blvd. near San Andreas Rd.	Aptos	H	*

7.2.3 Require the concurrent designation of an alternative site when considering an LCP amendment to delete a priority use on a designated site. Sites 8 and 16 are alternate sites to be considered for neighborhood park use if alternate sites are required in the Live Oak planning area.

### 7.3 Priority Site Development Criteria

#### POLICIES

7.3.1 Require a master plan for all priority sites, with an integrated design providing for full utilization of the site and a phasing program based on the availability of infrastructure and projected demand. Where priority use sites include more than one parcel, the master plan for any portion shall address the issues of site utilization, circulation, infrastructure improvements, and landscaping, design and use compatability for the remainder of the designated priority use site.

7.3.2 Require centralized on-site management for all visitor accomodations.

- 7.3.3 The following site development criteria: use designations, densities, development standards, and access and circulation requirements shall apply to the priority sites listed:

Site Number & Description	Designated Uses	Special Development Standards	Circulation Requirements	Public Access Requirements
6 7th Ave. at Brommer	<b>Visitor Accommodations:</b> Type A, medium density; restaurant; appurtenant shops.	General public uses, such as restaurant, must share in harbor view.	Participation in beach shuttle program.	Provide pedestrian access to harbor.
7 PG&E yard 7th Ave. at SPRR	<b>Visitor Accommodations:</b> Eventual conversion to a visitor accommodation site.	Allow only improvements to and expansion of the existing utility service center use which will not preclude conversion of the site to visitor accommodations.		
9 Twin Lakes Baptist Church	<b>Tourist Services:</b> Combine community related service and office uses with this use; allow the following uses: Community oriented services, such as spa, health facility, radio station, education; offices; community theater; small scale eating or drinking facilities; artisans' studios and accessory retail sales; visitor accommodations; tourist oriented services.	Limit tourist commercial or partially tourist commercial uses to a minimum of 30% and a maximum of 50%.	Require a parking plan which includes full on-site parking consistent with the County's parking ordinance, however, permitting the applicant to count one parking space for two uses if the uses are mutually time restricted.	Provide a minimum of 30 parking spaces for beach access parking on weekends and peak beach use holidays.

Site Number & Description	Designated Uses	Special Development Standards	Circulation Requirements	Public Access Requirements
10 Capitola Rd.	<b>Affordable Housing:</b> approx. 5 ac. at urban high density. <b>Neighborhood Park:</b> 4-6 ac. <b>Urban High Density Residential:</b> (remainder of parcel).			
11 Granite Rock	<b>Visitor Accommodations:</b> Types A or B. <b>Neighborhood Park:</b> community pool.	Dedicate undevelopable lands to state park. Not more than 200 RV units and/or campsites allowed, exact number to be determined by environmental review.	Participation of visitor facilities in beach shuttle program.	Service and pedestrian access to Schwann Lake from 17th Ave.
11 <b>Alternate Use</b> Granite Rock	<b>Affordable Housing:</b> urban high density. <b>Neighborhood Park.</b>	See above.		See above.
14 E. Cliff Dr. between 13th and 14th Aves.	<b>Tourist Services:</b> Beach parking is the preferred use.	Coordinated development is required of site 14 parcels.		
14 <b>Alternate Use</b> E. Cliff Dr.	Professional or administrative office building use on half the site with a requirement for a minimum of 35-40 parking spaces to be permanently available for public beach parking on weekends & holidays.	Coordinated development is required of Site 14 parcels.		



Site Number & Description	Designated Uses	Special Development Standards	Circulation Requirements	Public Access Requirements
14 Alternate Use E. Cliff Dr.	Urban High Density Residential: 2nd preferred use. Visitor Accommodations: 3rd preferred use.	Coordinated development is required of site 14 parcels. The alternate uses may be permitted only if the following conditions are met: 1) Parking use is not feasible, and 2) Parking equivalent to that possible on the site is made available nearby, or 3) The development provides on-site public parking of at least 50% of the gross area of the parcel in connection with the development.		
15 17th Ave.	Affordable Housing: at urban medium density.			
16.5 Corcoran Lagoon frontage	Tourist Services			Require public access improvements, such as a path to and along the lagoon frontage, and seating areas, coincident with any use change or expansion.
17 Portola Dr. and 30th Ave.	Affordable Housing: at urban high density.			

Site Number & Description	Designated Uses	Special Development Standards	Circulation Requirements	Public Access Requirements
19.2 41st Ave. at E. Cliff	<b>Neighborhood Park:</b> develop a mini park in conjunction with coastal access parking.			
24 Porter Sesnon	<b>Proposed Park and Recreation:</b> New Brighton State Beach addition or regional park: active/passive open space, public recreation facilities, visitor accommodations/campground 115-130 units.	Any development on this site shall be subordinate to its recreational uses and protect natural resources. Development shall not exceed public service capacities for water sewers or roads and shall minimize water usage. Natural resource protection shall include consistency with all appropriate LUP policies, with special attention to protection of the arroyos as riparian corridors and woodlands, protection of paleontological resources, and protection of critical habitats. Park development should be integrated into a state park master plan.	Development on this site shall be low traffic generating and shall maintain or enhance levels of service at State Park Dr. and Park Dr. Intersections with Highway 1. Traffic loads on Park, McGregor, and State Park Dr. shall not increase traffic more than 1300 vehicles/day, and shall maintain service level C or better. Participate in highway intersection improvements at Park Dr. and State Park Dr., and appropriate improvements in pedestrian circulation, including Mar Vista pedestrian overpass.	Provide trail system and bluff top/arroyo viewpoints. Develop public access from bluff

Site Number & Description	Designated Uses	Special Development Standards	Circulation Requirements	Public Access Requirements
24 Alternate Use Porter Sesnon	<b>Proposed Park and Recreation:</b> Privately developed public recreation and visitor accommodations/conference facility of 115-130 units.	See above.	See above.	See above.
25 McGregor at Searidge	<b>Affordable housing:</b> 4-5 acres at urban medium density. <b>Visitor accommodations:</b> 4-5 acres.	Locate visitor accommodation use on the 4-5 acre site adjacent to Searidge; 100% affordable housing on the remainder of the site.	Participate in beach shuttle. Participate in intersection improvements at State Park Dr. Participate in Mar Vista pedestrian overpass.	Provide connection to future walkway along State Park Dr.
26 Dennis property	<b>Neighborhood Park:</b> 4-6 acres. <b>Urban Low Density Residential:</b> 25% Inclusionary housing required.	Full density credit to other portion of site will be considered to obtain a dedication for a neighborhood park of 4-6 acres, at least 4 acres of which shall be developable.	Contribute to improvement of Rio del Mar Blvd./Clubhouse Dr. Intersection.	Provide pedestrian access to Deer Park Shopping Center.
28 Seascape uplands	<b>Affordable Housing:</b> at urban medium density, approx. 3 acres. <b>Community Park:</b> size to be based on General Plan standards. <b>Urban Reserve:</b> (remainder of site).			



Site Number & Description	Designated Uses	Special Development Standards	Circulation Requirements	Public Access Requirements
29 Seascape Benchlands E and F	<b>Tourist Services:</b> min. 30% of bench E; Include some Neighbor- hood Commercial. <b>Affordable Housing:</b> Bench E up to 30 units in con- junction with Tourist Commer- cial. Bench F 27 units.		See site 30.	Provide 75 beach/visi- tor-oriented parking spaces (for a total of 125 in con- junction with site 30). Provide pedestrian access con- nection with ocean-front benchlands.
30 Seascape Benchlands B,C, and D	<b>Visitor Accom- modations:</b> Type A, medium den- sity, benches B,C, and west part of D. <b>Proposed Park and Recreation:</b> 9 acres of active and passive public recreation on the eastern portion of bench D.	Cluster devel- opment on benches B, C, and the western part of D. Structural im- provements and paving shall be minimized in the proposed park area and visitor oriented parking and bathrooms shall not be sited in the open space area. The open space of bench D shall be developed, managed, and maintained as an integral part of the visitor ac- commodations de- velopment. Development on the bluff shall be screened to protect ocean views and shall CONTD. NEXT PAGE	Locate the ma- jor entrance/ exit opposite Seascape Blvd. and the second- ary entrance/ exit in the approximate location of Via Sodarini. Traffic not to exceed 7000 vehicles/day from new de- velopment on benches A,B,C, D,E,F.	Develop pri- mary public access on arroyos be- tween ben- ches A and B, and B and CD; locate a trail only at the east end of bench D; provide handicapped access to trails and blufftop viewpoints. Non-revoca- ble offer of dedication required for beaches as part of benchland development. Provide beach access parking of 50 spaces to be distribu- CONTD. NEXT PAGE

Site Number & Description	Designated Uses	Special Development Standards	Circulation Requirements	Public Access Requirements
30 Seascape Benchlands B,C, and D, Contd.		be designed to minimize impacts to beach views.		ted between benches B,C, and the west part of D.
31 Seascape Blvd. near San Andreas	<b>Affordable Housing:</b> at urban medium density, approx. 4 acres. <b>Urban Low Density Residential:</b> (remainder of parcel).	Complete single- family resi- dential neigh- borhood along Dolphin Dr., adjacent to Seascape Greens.	Develop prin- cipal access from Seascape Blvd. Consider se- condary ac- cess from Penasquitas Dr.	

**7.4**  
**POLICIES**

**Satisfying Local Park Needs**

- 7.4.1 Designate specific sites for neighborhood parks in the Coastal Zone.  
(See Section 7.2.5 - 7.2.8)
- 7.4.2 Require park dedication fees in connection with residential development and include provision for an annual review and update of fee schedules so that they reflect inflation rates and the pro rata share of current land acquisition and development costs.

**PROGRAMS**

- 7.4.3 Encourage joint powers agreements between recreation districts and schools to make indoor recreation facilities available to the public.
- 7.4.4 Establish and fund a park lease/option fund that would be available during any fiscal year to compensate owners and secure acquisition rights to park sites upon which development proposals are pending.



- 7.4.5 Develop a program in cooperation with school districts in the Coastal Zone to maintain the accessibility of outdoor recreation areas during non-school hours and, where adequate supervision can be provided, to make indoor recreation facilities available to the public with increased financial burden to the school district. Where appropriate, require as a condition of permit approval for new schools or additions to existing schools that access to outdoor recreation areas during non-school hours be maintained.

7.5 Minimizing Buildout Impacts in Coastal Zone Watersheds

POLICIES See also Natural Systems Policies 1.6 and 1.8.

- 7.5.1 Continue to enforce the standards of the County's present Sewage Disposal Regulations with the following revisions:

- a. Do not allow variances to sewage disposal regulations that would permit lots of less than 15,000 square feet to obtain septic permits when a public water supply is not available.
- b. Permit installation of individual sewage disposal systems on an easement on adjoining lots only to permit repairs of existing systems.
- c. Do not permit variances based on geotechnical reports.
- d. Require the use of shallow leach fields in North Coast water supply watersheds, and primary groundwater recharge areas if these are found to be effective in reducing groundwater pollution in the San Lorenzo Valley.

- 7.5.2 Require one acre minimum parcel sizes for existing lots of record in water supply watersheds.

Require  $2\frac{1}{2}$  acre minimum parcel sizes for existing lots of record located within one mile of the following intakes used for water supply, and located within the watersheds of those intakes:

- o City of Santa Cruz intakes on Reggiardo, Laguna and Majors Creeks, and Liddell Spring;
- o Bonnymede Mutual intake on Reggiardo Creek;
- o Davenport water system intakes on Mill and San Vicente Creeks.

Exceptions to the  $2\frac{1}{2}$  acre minimum parcel size may be made where one of the following conditions is met:

- a. The parcel is combined with an adjoining one to form a parcel of at least  $2\frac{1}{2}$  acres.
- b. An existing contiguous or non-contiguous parcel in the same watershed within 1 mile of the intake, and within the watershed of that intake, is legally encumbered from future development (e.g., a permanent open space easement to the water purveyor) so that the total acreage of the two parcels equals or exceeds  $2\frac{1}{2}$  acres.

- c. The Regional Water Quality Control Board grants a waiver of such standards.
- d. The parcel is located in the Kristen Park subdivision, where a sewage disposal permit allocation system already exists. For parcels in the Kristen Park subdivision: Any applicant for an individual sewage disposal permit on a lot of less than 2.5 acres within the Kristen Park Subdivision must, as a condition of granting said permit, submit documentary evidence that he or she has prohibited and restricted as evidenced by a document on file with the Recorder, all rights to construct any improvements which would be located upon at least one other, separate lot of record, whether contiguous or non-contiguous, within the Kristen Park Subdivision, and which would be dependent, in whole or in part, upon an individual sewage disposal system.

## PROGRAM

- 7.5.3 Develop a hydrologic study of Coastal Zone watersheds. Include analysis of potential cumulative impacts of sewage disposal on water quality.

## 7.6

### POLICIES

#### Concentrating Development

##### Special Districts

- 7.6.1 Require new urban level services provided by special districts to be confined to the area within the Urban Services Line (USL) unless such service would be necessary for water resource protection and enhancement (e.g., protection of overdrafted aquifers), or where facilities would serve existing development only.
- 7.6.2 Require the submittal of annual capital improvement programs from all special districts serving the Coastal Zone in order to coordinate the provision of services. The County shall review and approve the planned capital improvements.
- 7.6.3 Require a development permit from any special district or local or state agency undertaking any development in the Coastal Zone.
- 7.6.4 Prohibit special districts from forming or expanding except where assessment for, and provision of, this service would not induce new development inconsistent with the Local Coastal Plan policies.
- 7.6.5 Require special districts providing urban services within the Coastal Zone to redraw existing and planned boundaries to correspond with the Urban Services Line (USL).

Permit exceptions to such boundary adjustments: (1) for existing development served by the district; and (2) where such service would be necessary for water resource protection and enhancement. In these cases, restrict the activities outside the Urban Services Line to those which are consistent with the LCP policies on locating and planning new development, natural systems, agriculture, and public works.

- 7.6.7 Require special districts to base long-range plans on the buildout level of development in the Coastal Zone, as defined in policies 7.1.1 through 7.3.3 of the LCP Land Use Plan.

#### **Sewage Disposal Systems**

- 7.6.8 Prohibit the use of community sewage disposal systems outside the stable urban/rural boundary for new development. Permit only such systems as are approved by the Regional Water Quality Control Board and the County's Department of Environmental Health.
- 7.6.9 Allow alternative individual sewage disposal systems, such as dry composting toilets or other methods which provide an environmentally acceptable level of treatment, as an alternative to conventional individual sewage disposal systems in rural areas. Such alternative systems must be approved by the Regional Water Quality Control Board and the County Department of Environmental Health.

### **7.7 POLICIES**

#### **Rural Land Divisions**

Several policies in the LUP establish minimum parcel sizes or otherwise restrict land division in the Coastal Zone rural areas. Table 7.7 identifies and summarizes these policies. For detailed requirements, refer to the individual policies.

#### **Mountain Residential and Rural Residential Areas**

- 7.7.1 Require the following land division standards in Mountain Residential areas:
- a. If the average (mean) parcel size of the surrounding parcels exceeds 40 acres, that average shall be the minimum parcel size allowed for new land divisions (or maximum development density). The average shall include all parcels which are designated Mountain Residential and which are wholly or partially included within a 1/2 mile radius from the subject parcel boundary, excluding paper subdivisions and other non-conforming parcels under one acre.
  - b. If the average parcel size as calculated above is below 40 acres, the minimum allowable parcel size for new land divisions (or maximum development density) shall be between 10 and 40 net developable acres and shall be determined by use of the matrix for residential density determination; but, in no case shall any new parcel created be smaller than the average parcel size.
  - c. Where other policies in the LUP would require a greater parcel size, those policies shall prevail over the policies established in this section.
- 7.7.2 Require land divisions in the Rural Residential areas to be within the allowable density ranges of the Land Use Plan: 2½ to 20 net developable ac/du, 5-20 ac/du in Bonny Doon. Determine the allowable parcel size based on the matrix for residential density determination.

(See also Agriculture and Timberland division policies: 2.4 and 2.8.)



**Table 7.7**  
**PARCEL SIZE REQUIREMENTS: LAND DIVISIONS IN RURAL AREAS**

<u>LUP Policy</u>	<u>Area</u>	<u>Minimum Land Division Requirements</u>
1.4.1	Grasslands (all)	division restricted to lowest LUP density (usually 40 acres)
	(North Coast and Bonny Doon only)	no divisions of large parcels over 100 acres in size
1.5.1	Special forests	division restricted to lowest LUP density (20 acres, 40 acres)
1.6.1	Water supply watershed	20 acres
1.6.2	Least disturbed watershed	40 acres
1.11.1	Groundwater recharge areas	10 acres
2.4.1	Prime agricultural land	meeting special criteria only (see policy) 20 acre minimum
2.4.3	Land designated agricultural land use on LUP Land Use Maps not shown as crop or grazing lands on the Agriculture and Timber Resources maps	10-40 acres
2.8.3	Parcels over 20 acres in size in designated timber resource areas	restricted to preserve economic timber harvest units
2.8.7	Lands in Timber Preserve Zone	minimum 160 acres unless: o joint timber management plan or o binding contract for management or harvest; then 40 acres
3.1.12	Seismic review zone (fault zones)	20 acres
3.3.10	Coastal bluff and beach erosion areas	permitted only under special conditions (see policy)
3.4.5	100 year flood plain	permitted only under special conditions (see policy)
3.6.8	Areas more than $\frac{1}{2}$ mile from a through road unless secondary access can be provided. In North Coast and Bonny Doon, areas more than $\frac{1}{2}$ mile from a publicly maintained road.	prohibited (fire safety)

## Residential Density Determination Matrix

### 7.7.3

Maintain a matrix system to maintain the allowable residential density on lands designated Mountain or Rural Residential. The specific numerical values (to be determined) and the maps involved in this evaluation system should be adjusted from time to time as new information becomes available, but the matrix system shall maintain a rating system which generates an actual distribution of parcel densities over the full range of the appropriate designation. The system can include mitigation measures to be included in a development proposal to alleviate adverse conditions. This point/matrix system shall be adopted as part of the LCP LUP implementation. Factors included in the point/matrix system are described below including the proposed numerical tables used to determine the allowable parcel sizes in the Rural Residential and Mountain Residential Land Use categories.

#### a. Road Access

Access is judged to be one of the most important factors after water in assessing density in rural areas, and shall be given a relative weighting higher than that of most other factors.

Matrix ratings shall reflect the ability of the road system to meet the service requirements of the proposed development.

Type of access is dependent upon the existing County road network and the level of improvements that will be supplied by the development. Minimum road standards for rural areas are defined as 16-foot all-weather roads unless a 12-foot road with turnouts has been approved by the fire official. Lots fronting on, or within 500 feet of, a County maintained road meeting these standards are preferred for development to lots solely served by private roads.

Those parcels designated within the Land Use Plan as Rural Residential require higher levels of access than parcels designated Mountain Residential.

#### b. Water Supply

The consideration of water supply involves the adequacy of a project's source of water supply including the dependability of the supply system and the quality of the water. Matrix ratings reflect both the adequacy of the water supply and the general availability of water sources in the area.

Public water systems have the greatest ability to furnish a long-term reliable water supply, particularly under drought conditions; well systems are an acceptable, although somewhat less adequate alternative, and surface diversions represent the least desirable and least reliable form of domestic water supply.

Those areas, delineated by Groundwater Supply Maps, which experience poor water availability and significant water quality problems are rated poorly for development compared to areas where these restraints are not present.

c. Water Resource

The protection of the County's water supply watersheds and ground-water recharge areas is vital to the future health and well-being of County residents and industry. The type of sanitation system utilized by developments can have great effects on overall water quality in these areas and is reflected in matrix ratings for this category.

Sites served by public sanitation systems (septic tank maintenance districts or publicly operated sanitation systems) receive the highest development ratings compared to sites which utilize individual septic systems.

Sites utilizing septic systems are rated more favorably for development in those areas without known problems and least favorably within septic tank system problem areas. Parcels outside the primary recharge and water supply watershed areas are rated higher for development compared to those areas located within these areas.

d. Timber Resources

The evaluation of timber resources involves an assessment of the opportunities for long-term sustained timber yield and disturbance to existing residential development. Matrix ratings reflect the viability of timber harvest based on parcel size and distance to urban areas. The development potential of a parcel is related to its potential for timbering, with those parcels not designated as a timber resource receiving the highest rating for development.

Larger parcels, particularly those over 50 acres in size, are recognized as more desirable by the timber industry because of greater opportunities for efficiency of operation and for resource management. Parcels of less than 20 acres may not be regarded as economically viable, although this is a function of the individual parcel and could change in future years as timber becomes scarcer.

Parcels located near an urban area are judged as being less desirable for timbering; those further from an urban area are most appropriate for timbering.

e. Sensitive Habitat

Consideration of sensitive habitats provides a rating for the degree of disturbance to biotic resources due to development activities. Designated habitats are on the LCP Sensitive Habitat maps.

Matrix ratings are based on the ability to avoid critical or important biotic resource areas. The matrix is designed so that a developer may improve the initial score by relocating development activities away from designated habitat areas.



f. Erosion

The evaluation of erosion potential is based on the degree of erodibility associated with various surface and bedrock formations and slope criteria. Erosion hazard may increase dramatically with increases in slope, and also varies according to rock type. For example, loose sandstone formations produce much more erodible soils than those formed from consolidated shales. Matrix values reflect field observations of erosion in Santa Cruz County and research conducted by the United States Geological Survey and other agencies and provide higher ratings for lower erosion potential and lower land slope. By limiting the degree of land disturbance in highly erodible areas, erosion related adverse impacts can be controlled.

The bedrock geology types are rated, from poor erosion potential to high potential, in the following categories: 1) Granitics, Metamorphics, Terrace Deposits; 2) Santa Cruz Mudstone, Mindego, Purisima, Locatelli, Monterey, Alluvium; 3) Lompico, Vaqueros, Lambert, Butano, Zayante, San Lorenzo; 4) Santa Margarita, Arromas. Higher ratings are given to soils with the least erosion potential.

The average site slopes are categorized in three groupings: less than a 16% slope, between a 16% and 30% slope, and between a 31% and 50% slope. Higher ratings are given the lower slope ranges.

g. Seismic Activity

Evaluation of seismic hazards weigh the relative risks from actual surface rupture, ground shaking and liquefaction during seismic events. A major seismic event in Santa Cruz County would result in extensive damage to structures and possible loss of lives. The density of development in areas of high seismic activity can be expected to correlate with the amount of damage to property and personal injury. Matrix values are derived from data gathered by the United States Geological Survey based on past activity, and depend on the activity of the fault zone and the mapped potential for liquefaction and ground shaking.

The County's fault zones are judged to be grouped into four hazard categories. From most hazardous to least hazardous, these are: 1) San Andreas and San Gregorio; 2) Zayante (red); 3) Zayante (yellow) and Corralitos; 4) Sargent and Butano.

Within a particular fault zone there are areas of greater and lesser potential for liquefaction and seismic shaking. The matrix values reflect those particular areas which have a high or low potential for liquefaction and high ground shaking.

h. Landslides

The matrix ratings regarding landslides are developed from detailed research done by the United States Geological Survey, and from a statistical analysis of known slope failures in the Santa Cruz Mountains. Ratings reflect a combination of geologic bedrock types and slope. Bedrock geological conditions are categorized in six groups in descending order of stability: 1) Alluvium; 2) Granitics, Metamorphics, Terrace Deposits; 3) Santa Margarita, Lompico, Santa Cruz Mudstone, Mindego, Locatelli, Monterey; 4) Vaqueros, Butano, Purisima, Zayante, Lambert Shale; 5) San Lorenzo; 6) Aromas.

The greater the slope the more likely slope instability will develop in any given rock or soil type. Site slopes are categorized as being between 0% and 15%, between 16% and 30%, and between 31% and 50%, with higher ratings being given to lower slope ranges.

i. Fire Hazards

Due to the relative importance of fire safety considerations, this factor shall be weighted somewhat more heavily than other concerns. Criteria for response times, secondary access roads, deadend roads, and road design standards are presented as part of the County's Fire Safety policies, and are included in this rating along with the location of the project relative to Critical Fire Hazard Areas.

The factor of Critical Fire Hazard Areas goes beyond the issue of structural loss and risk to the inhabitants of a building, to assess the concern that a fire once ignited would, under given conditions, spread uncontrollably.

Higher ratings are afforded projects located with emergency response time under 10 minutes and for projects located on through roads. Property located on deadend roads and/or in areas with inadequate secondary egress are rated lower.

Higher ratings are also assigned to projects served by minimum 16 foot wide roads rather than narrower roads with turnouts.

Sites served by roads not meeting minimum standards are not available for division. Sites which are on deadend roads without secondary access, within a Critical Fire Hazard Area, or located beyond a 20 minute emergency response range can be considered only for the lowest density allowed by the Land Use Plan.

TABLES OF ALLOWABLE PARCEL SIZES:

Rural Residential Land Use: 2½ - 20 Acre Density Range  
(5-20 Acres in Bonny Doon)

<u>TOTAL NUMBER OF</u> <u>MATRIX POINTS OBTAINED</u>	<u>AVERAGE PARCEL SIZE</u> <u>ALLOWED FOR DEVELOPMENT</u>
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0-20	20 Acres
21-40	15 Acres
41-60	10 Acres
61-80	5 Acres
81-100	2½ Acres
	(5 acres in Bonny Doon)

Mountain Residential Land Use: 10 - 40 Acre Density Range

<u>TOTAL NUMBER OF MATRIX POINTS OBTAINED</u>	<u>AVERAGE PARCEL SIZE ALLOWED FOR DEVELOPMENT</u>
0-20	40 Acres
21-30	35 Acres
31-40	30 Acres
41-55	25 Acres
56-70	20 Acres
71-80	15 Acres
81-100	10 Acres

**7.8**      Protecting Archaeological, Paleontological Resources

POLICIES

- 7.8.1      Require archaeological and paleontological resources to be protected.
- 7.8.2      Require an archaeological site survey (surface reconnaissance) as part of the environmental review process for all projects with very high site potential as determined by the inventory of archaeological sites, within the archaeological sensitive areas, as designated on maps filed in the Planning Department.
- 7.8.3      Require applicant for development proposals on any archaeological or paleontological site to provide an evaluation, by a certified archaeologist or paleontologist, of the significance of the resource and protective measures where necessary. Require a paleontological evaluation for any shoreline protection structure in the Live Oak area.
- 7.8.4  
GP      Protect archaeological resources from development by restricting improvements and grading activities to portions of the property not containing these resources, where feasible, or by preservation of the site through project design and/or use restrictions, such as covering the site with earthfill to a depth where the site will not be disturbed by development as determined by a professional archaeologist.
- 7.8.5      Prohibit any disturbance of Native American Cultural Sites without an archaeological permit which requires, but is not limited to, the following:
- a.      A statement of the goals, methods, and techniques to be employed in the excavation and analysis of the data, and the reasons why the excavation will be of value.
  - b.      A plan to ensure that artifacts and records will be properly preserved for scholarly research and public education.
  - c.      A plan for disposing of human remains in a manner satisfactory to local Native American Indian groups.











PROGRAMS







- 7.8.6a Maintain the Native American Cultural Sites Ordinance so that it continues to assure:
- a. The early identification of potential sites;
  - b. The evaluation of each potential site prior to project approval; and,
  - c. The provision of procedures to mitigate any adverse impacts through project design and management.
- 7.8.6b Require any permit issued for a project where a Native American Cultural Site has been discovered to include all appropriate preservation or mitigation measures as conditions of the permit. Such measures may include, but shall not be limited to:
- a. Preservation of the site through project design and/or use restriction;
  - b. Excavation of the site by a professional archaeologist in order to preserve a sample of the remains, artifacts, or other evidence. Such excavation may take place only as authorized by an archaeological permit (see policy 7.8.5).
- 7.8.7 Maintain and update, in coordination with the Regional Office of the California Archaeological Site Survey, an inventory of known archaeological and paleontological sites.

# Land Use Plan


## RESIDENTIAL USES

-  Mountain Residential 10-40 ac/du
-  Rural 2 1/2-20 ac/du
-  Suburban 1-5 ac/du
-  Urban Low/Urban Reserve 5000-20000 s.f./d.u.
-  Urban Medium 3000-5000 s.f./d.u.
-  Urban High 2000-3000 s.f./d.u.
-  Visitor Accommodation
-  Affordable Housing





## COMMERCIAL & INDUSTRIAL USES

-  Coastal and Tourist Commercial
-  Community Commercial
-  Service Commercial, Light Industrial
-  Neighborhood Commercial
-  Quarry
-  Heavy Industry






## CIRCULATION

- Trail
- ..... Bikeway
-  EAST CLIFFE Visitor Serving Road

## RECREATION AND OPEN SPACES

-  Parks and Recreation
-  Proposed Parks and Recreation
-  Urban Open Space
-  Agriculture


## PUBLIC FACILITIES

-  Institution, Public Ownership
-  Schools
-  Fire Station
-  Neighborhood Park
-  Community Park

-  Special Communities

## BOUNDARIES

- Coastal Zone Boundary
- General Plan Area
- ..... Urban Services Line
- Urban/Rural Boundary

-  Sites designated for priority uses see policies 7.2, 7.3.

Land Use Plan designations in urban areas and rural south county detail maps are parcel specific.

In rural areas, large scale maps (1" = 2000') on file at Santa Cruz County Planning Department may need to be consulted.

In case of dispute or lack of clarity, large scale maps shall prevail.





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current designations."

# North Coast



## LAND USE PLAN NORTH COAST

Date: April 1981  
See Legend Page



1 MILE

Rev. 1/84



## North Coast Davenport

Note: Special Community boundary is coincident with urban/rural boundary.

### LAND USE PLAN

Date: April 1981  
See Legend Page



1,000 ft.

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# Bonny Doon

SEE DETAIL  
MAP

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## Note:

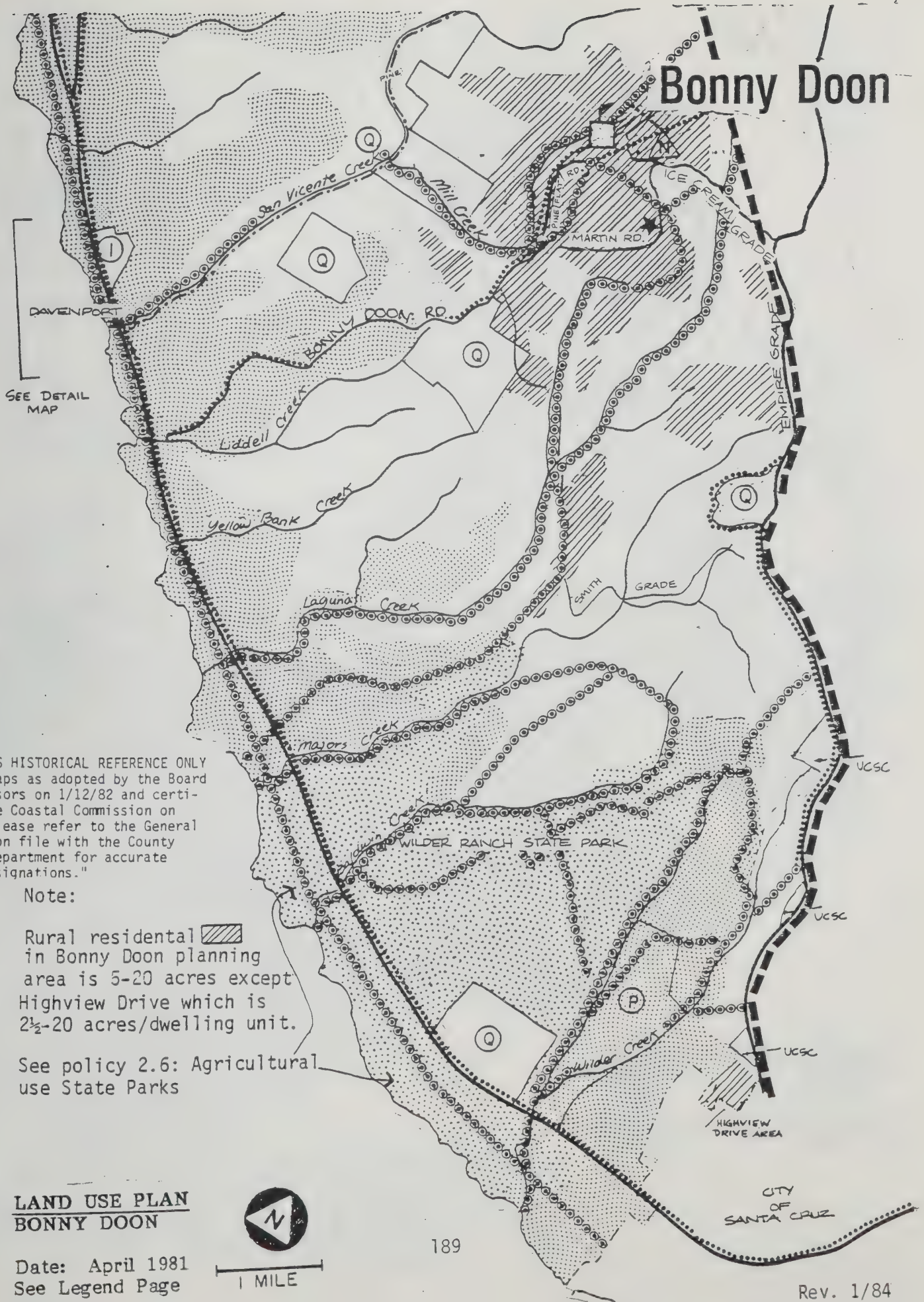
Rural residential   
in Bonny Doon planning  
area is 5-20 acres except  
Highview Drive which is  
2½-20 acres/dwelling unit.

See policy 2.6: Agricultural  
use State Parks

## LAND USE PLAN BONNY DOON

Date: April 1981  
See Legend Page

1 MILE







**LAND USE PLAN  
LIVE OAK**

Date: April 1981  
See Legend Page

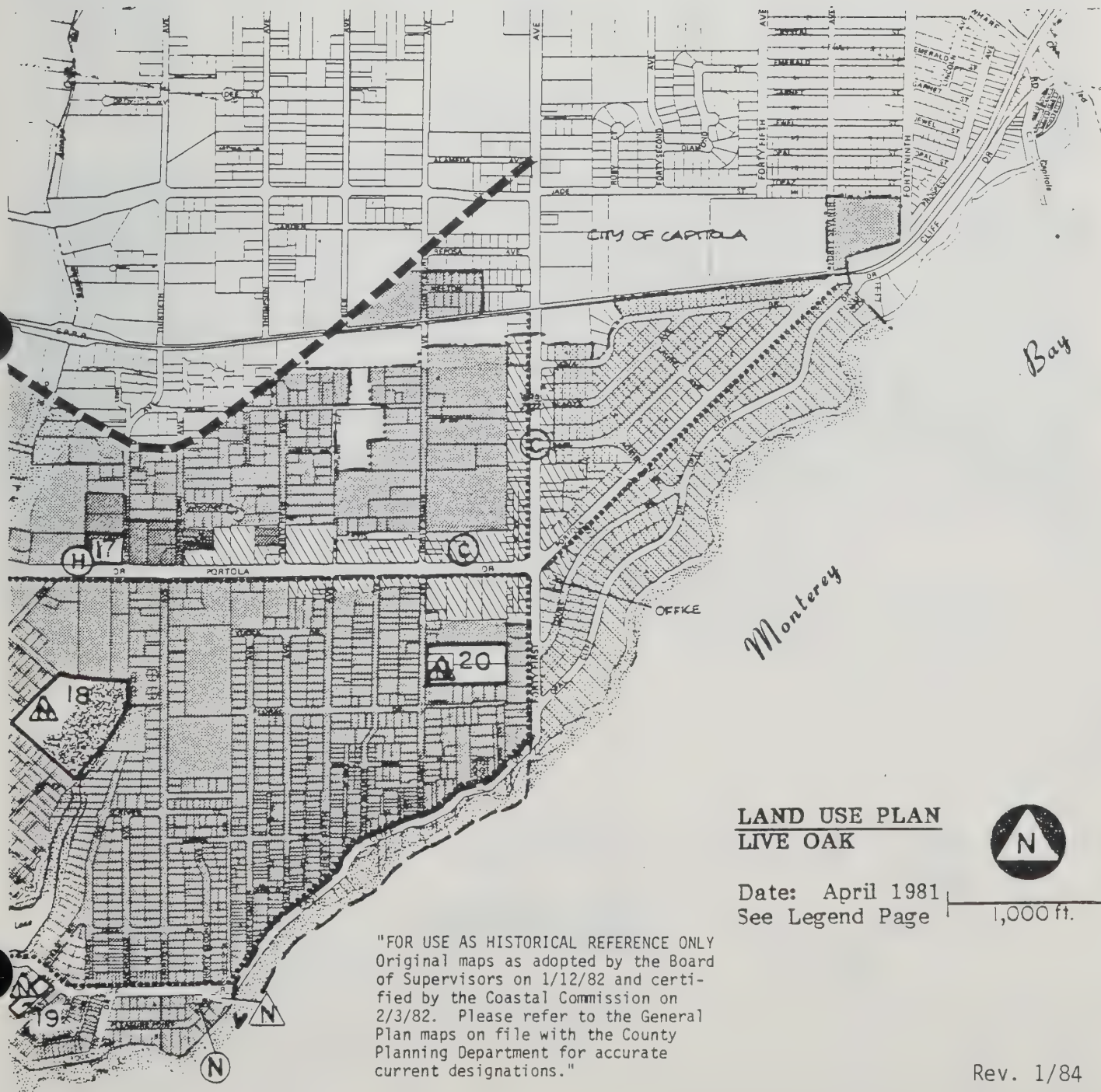


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**LAND USE PLAN  
LIVE OAK**

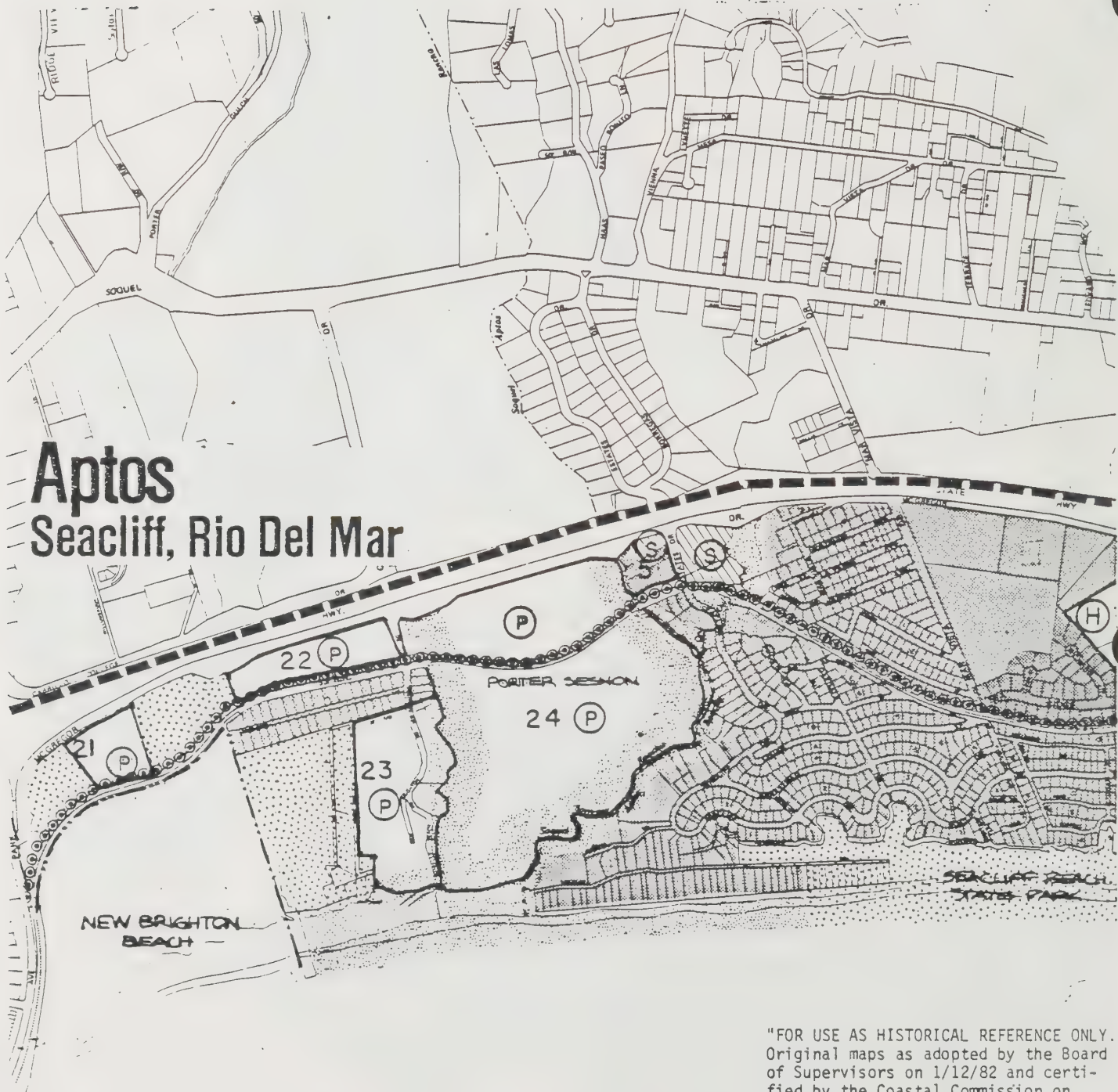
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Bay

Monterey

# **LAND USE PLAN** **APTOS, SEACLIFF, RIO DEL MAR**

Date: April 1981  
 See Legend Page



1,000 ft.





**LAND USE PLAN  
APTOS, SEACLIFF, RIO DEL MAR**

Date: April 1981  
See Legend Page



1,000 ft

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# Aptos Rio Del Mar, Seascape



Monterey

Bay

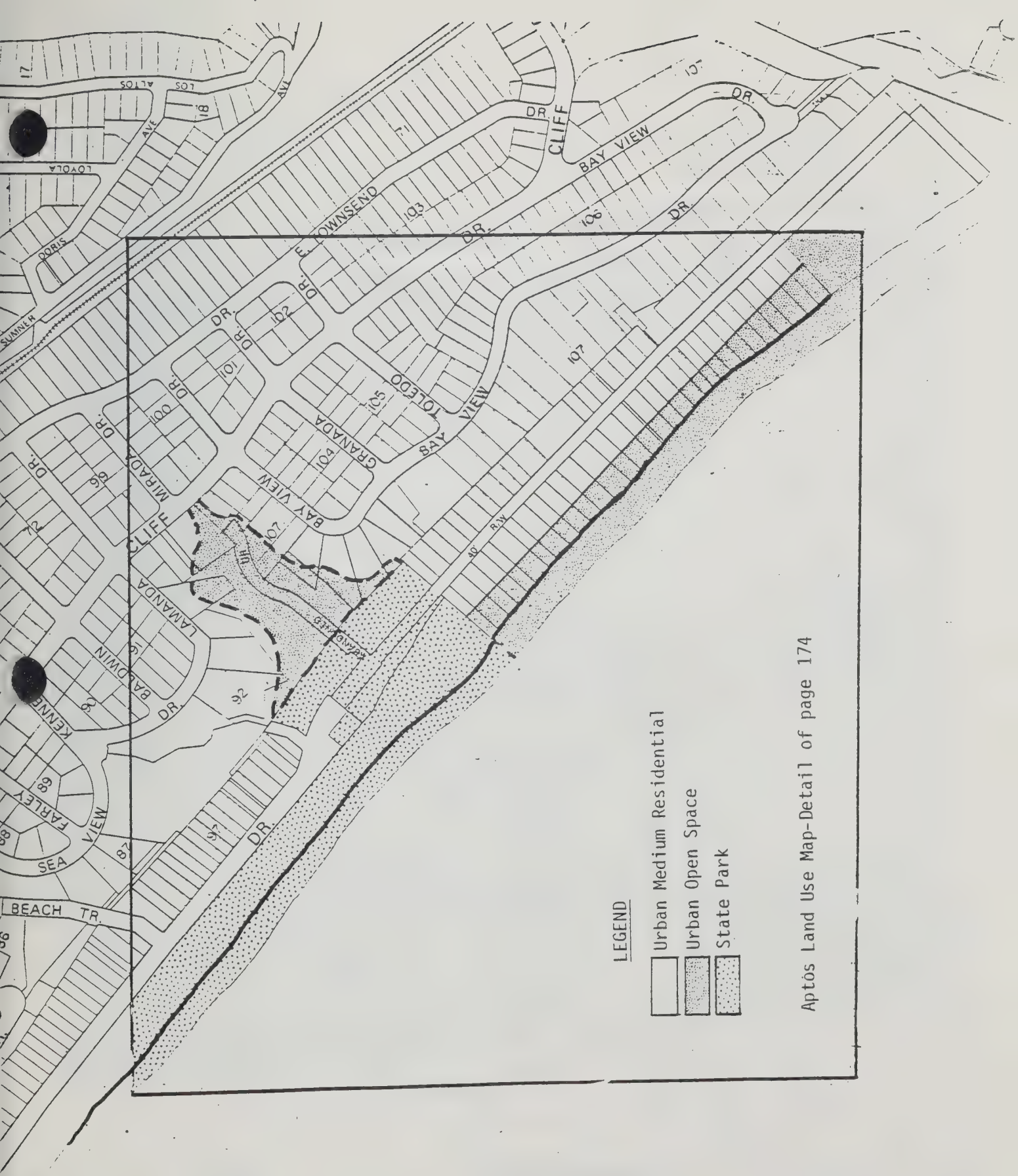
## LAND USE PLAN APTOS, RIO DEL MAR, SEASCAPE

Date: April 1981  
See Legend Page



1,000 ft.

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Aptos Land Use Map-Detail of page 174

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**LAND USE PLAN**  
**APTOS, RIO DEL MAR, SEASCAPE**

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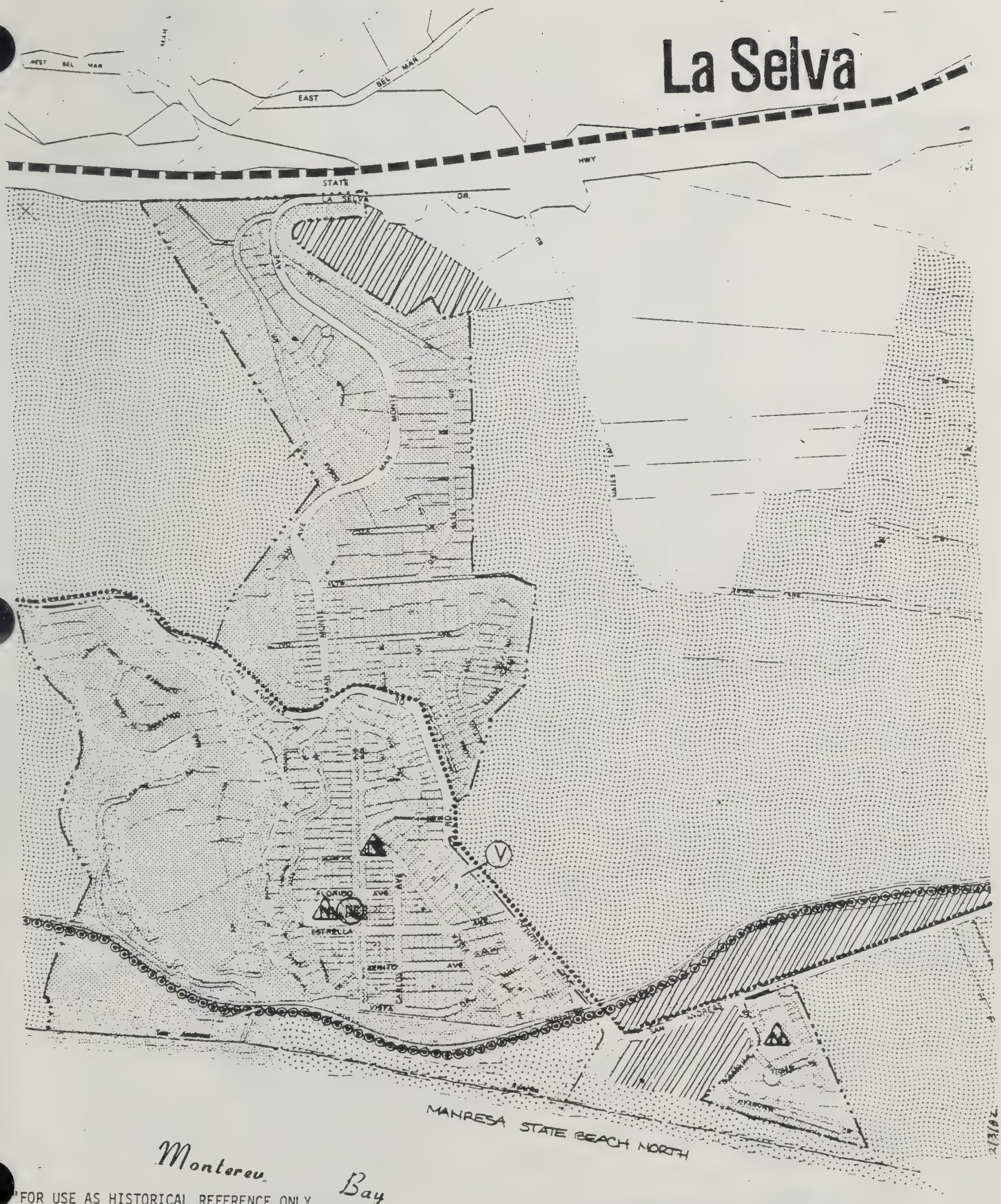


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# La Selva



Monterey Bay

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## LAND USE PLAN LA SELVA

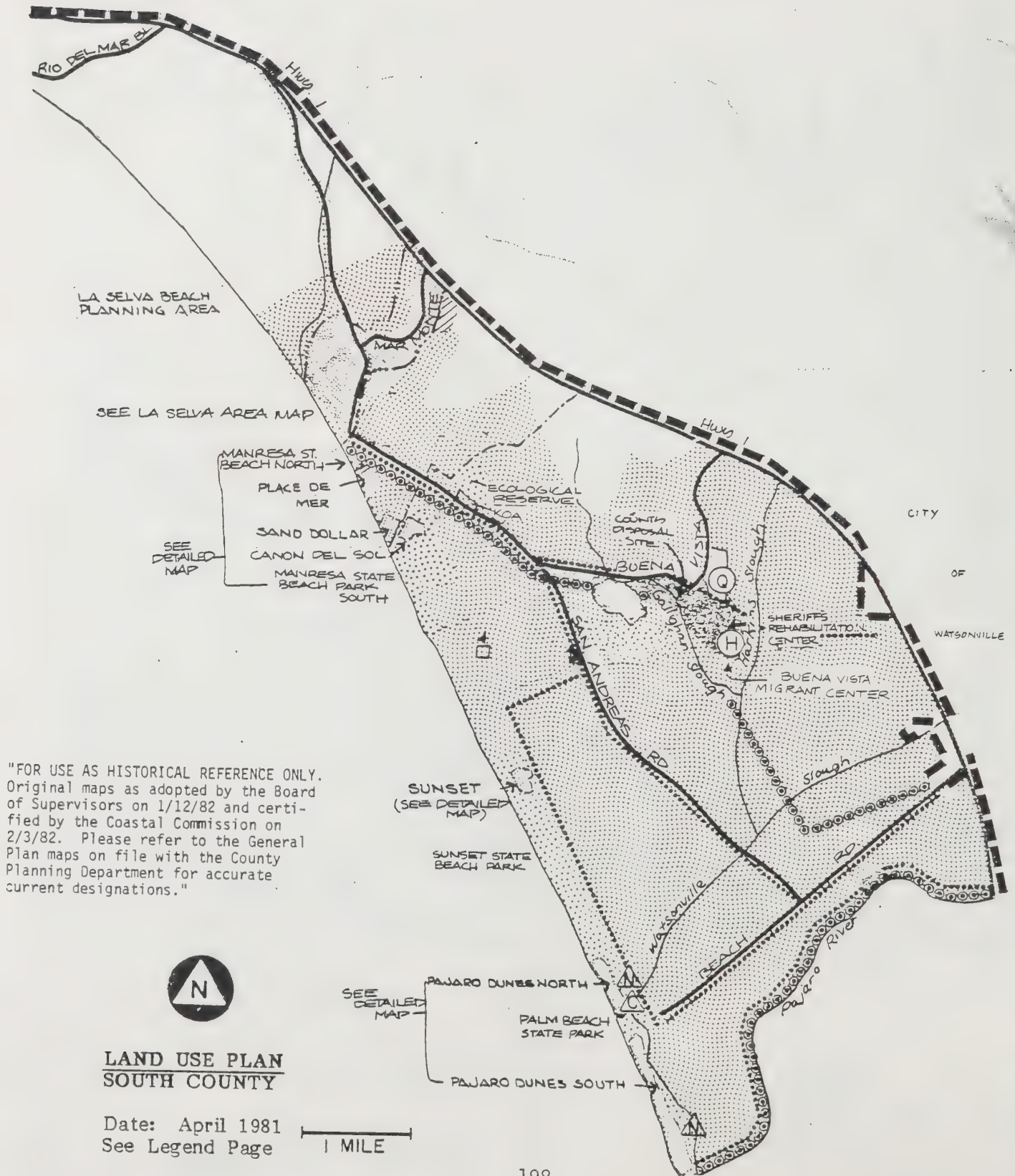
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1,000 ft.

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# South County





MANRESA STATE BEACH  
NORTH

PLACE DE MER

SAND DOLLAR/  
CANON DEL SOL

MANRESA STATE BEACH SOUTH

Monterey

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## SUNSET

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SUNSET STATE BEACH

## PAJARO DUNES NORTH

PAJARA BEACH  
STATE PARK

Gate House

Fire House

Monterey

## PAJARO DUNES

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## SECTION 8

### **PUBLIC WORKS**

#### **COASTAL ACT POLICIES**

**Section 30254.** New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of this legislature that State Highway Route 1 in rural areas of the Coastal Zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, this service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, State, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

**Section 30412(c).** Any development within the Coastal Zone or outside the Coastal Zone which provides service to any area within the Coastal Zone that constitutes a treatment work shall be reviewed by the County and any permit it issues, if any, shall be determined only with respect to the following aspects of such development:

- a) The siting and visual appearance of treatment works within the Coastal Zone.
- b) The geographic limits of service areas within the Coastal Zone which are to be served by particular treatment works and the timing of the use of capacity of treatment works for such service areas to allow for phasing of development and use of facilities consistent with this division.
- c) Development projections which determine the sizing of treatment works for providing service within the Coastal Zone.

The County shall make these determinations in accordance with the policies of this division and shall make its final determination on a permit application for a treatment work prior to the final approval by the State Water Resources Control Board for the funding of such treatment works. Except as specifically provided in this subdivision, the decisions of the State Water Resources Control Board relative to the construction of treatment works shall be final and binding upon the County.

Table 8.1.1

**BUILDOUT  
COUNTY COASTAL ZONE  
(excludes incorporated areas)**

<u>Area</u>	<u>Number of dwelling units (1976 census)</u>	<u>Number of dwelling units (preliminary 1980 census)*</u>	<u>Number of dwelling units buildout</u>	<u>Estimated % buildout** (in 1980)</u>	<u>Additional Non-Residential Uses</u>
North Coast	236	257	610-938	30-40%	Big Basin State Park, Lone Star and Davenport diversion, Silverking Oceanic aquaculture facility.
Bonny Doon	574	767	1050-1354	55-75%	Lockheed, Lone Star quarries and diversions, coastal agriculture, city and private diversions, Wilder Ranch State Park, Wilder Graniterock quarry.
Live Oak	5292	5788	6631-7561	75-85%	Urban commercial and institutional uses, Twin Lakes State Park.
Aptos	4227	5299	6685-9222	60-80%	Urban commercial and institutional uses, Seacliff and New Brighton State Beaches.
La Selva	854	889	1160-1520	60-75%	Manresa Diagnostic Center, 2 buildings for farmworkers, Manresa State Beach.
San Andreas	1013	1168	1201-1392	85-95%	Sunset State Beach, row-crop agriculture, farm labor camp and Sheriff's Detention Facility, Monterey Bay Academy.

\* These figures may change when final Bureau of the Census results become available in 1981.

\*\* A difference in dwelling unit definitions between the Bureau of the Census and County staff results in a high current unit count and percentage buildout and underrepresents the potential for the future development in rural (particularly agricultural) areas. This is because the census counts guest houses and many farm labor quarters as units, while the General Plan and LCP studies do not.



## SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

### **8.0 PUBLIC WORKS**

#### **8.1** POLICY      Capacity Limits

- 8.1.1 Limit development or expansion of public works facilities serving the Coastal Zone to a capacity which does not exceed that needed to serve buildout of the Land Use Plan, and General Plan.

(See Table 8.1.1 "Buildout for the County Coastal Zone," and section 7.6 for policies relating to special district expansion.)

#### **8.2** POLICY      Reservation of Capacity for Priority Land Uses

- 8.2.1 Reserve public works capacity for land uses given priority by the Coastal Act (coastal-dependent land uses, essential public services, basic industries, and recreation and visitor-serving uses), agriculture and affordable housing.

Require the public works purveyor to calculate the capacity needed to serve the buildout of designated priority land uses within the service district boundaries.

For existing public works capacity, allocate building permits within the service district boundaries only as long as sufficient capacity remains to serve a buildout of the sites designated for priority land uses, agriculture and affordable housing.

When new public works capacity becomes available, reserve a portion of the capacity for priority land uses. The reserve capacity shall be established by multiplying the total capacity available by the proportion of public works usage at buildout attributable to priority uses within the service district.

(See Shoreline Access section for related policies on transportation facilities.)

#### **8.3** POLICIES      Water Resource Management

- 8.3.1 Allow additional development only where adequate water supply can be made available consistent with all LCP policies.

#### **GROUNDWATER RESOURCES**

- 8.3.2 Limit construction of new wells and regulate existing wells in areas demonstrated to be experiencing overdraft in order to prevent further depletion and degradation of water resources. In areas where there are public water systems, take these actions as requested by, and documented by the water purveyors.

- 8.3.3 Apply sustained yield standards to wells serving new development.

- 8.3.4 Require the use of water-saving devices such as low-flow fixtures and drought-resistant planting in new development projects to promote ongoing water conservation.

#### PROGRAMS

- 8.3.5 Seek a joint powers agreement with affected cities and water purveyors in order to implement a countywide Water Master Plan and management program.
- 8.3.6 Seek state legislation to provide the necessary authority to exercise a countywide water management program which would facilitate implementation of the LCP public works policies.
- 8.3.7 Institute an active program to develop supplemental sources of water supply (such as wastewater reclamation, water conservation, north coast groundwater, or surface water development) to reverse overdraft, seawater intrusion and other basin deterioration wherever they are occurring. The development and use of these sources must be consistent with LCP resource protection and development policies.
- 8.3.8 Cooperate with state and federal agencies in identification of groundwater basin overdraft problems and seek any available state or federal assistance in addressing identified critical overdraft conditions.
- 8.3.9 Encourage water purveyors, in cooperation with the County, to monitor groundwater levels, and groundwater and surface water quality throughout the Coastal Zone to warn of impending problems, and to provide additional information necessary for management.
- 8.3.10 Develop and implement programs to enhance groundwater recharge.
- 8.3.11 Provide public education regarding the need for groundwater resource management.
- 8.3.12 Work cooperatively with water users and affected jurisdictions to alleviate overdraft conditions in the Pajaro Valley. Consider recommendations of the Pajaro-North Monterey County Groundwater Management Study Committee and the County Water Advisory Commission.

(See Section 1.11 "Maintaining Groundwater Quality" for additional policies on groundwater resources.)

#### WATER MASTER PLAN UPDATE

- 8.3.13 Require that an update of the countywide Water Master Plan address the following issues:
- a. A specific implementation plan designating agencies responsible for key actions.
  - b. Reduction of withdrawals from overdrafted aquifers by reduced pumping, water conservation and other appropriate means to prevent the long-term overdraft of groundwater aquifers.

- c. Actions to protect against seawater intrusion including investigating the feasibility of relocating wells near to the coast to sites farther inland.
- d. Aquifer recharge possibilities such as recharge area protection, spreading basins in recharge areas, and/or injection wells.
- e. An updated assessment of proposed project yields based on adequate protection of instream flows and other environmental factors.
- f. A timetable showing when new water supply developments could be on-line, what level of development could be supported by the projected yield of the project, and the projected life of the project compared to its cost.
- g. Methods of financing new water source development to include assessment on all beneficiaries.
- h. Reservation of a portion of existing and new water supply capacity in order to assure the potential for development of priority uses in the Coastal Zone.
- i. Potential for water conservation and means of effectively implementing a water conservation program.
- j. Development of county-wide interties and options for conjunctive management of surface and groundwater supplies.
- k. Effects of a planned reduction of the buildout level of development where water availability is limited.

#### WATER CONSERVATION

- 8.3.14 Promote water conservation by discouraging water use which is wasteful such as washing of sidewalks and outdoor surfaces, washing of the exterior of dwellings, watering of vegetation in a manner which allows substantial amounts of excess water to run off the area being watered, or by other appropriate means. Request all water purveyors to establish water conservation and use monitoring programs.
- 8.3.15 Encourage agricultural users to implement water conservation measures in areas subject to overdraft. Support water conservation in the following ways:
  - a. Provide accurate, comprehensive information relating to optimal timing and amount of irrigation.
  - b. Consider economic assistance to farmers as an incentive to install monitoring and automatic control devices.
  - c. Develop and distribute information on changing cropping patterns to revise water requirements.
  - d. Promote efficient irrigation techniques such as spray, drip, tailwater reuse, or conversion to crops using less water.



- 8.3.16 Encourage the reuse and recycling of water whenever feasible, including the use of grey-water systems, and recycling of irrigation water for irrigation purposes. Require reuse of water when feasible technology is available and approved by the Regional Water Quality Control Board.
- 8.3.17 Develop standards for grey-water recycling systems for domestic and commercial use.

#### **8.4 Sewers**

##### **POLICIES**

- 8.4.1 Provide sewer services within the Urban Services Line based on a logical, staged-growth plan. Require written, clear commitments from service districts for guaranteed availability of sanitation facilities prior to project approval.
- 8.4.2 Require sewer systems in new development to utilize natural gravity flows to the maximum extent feasible, reducing the need for supplemental pumping.

##### **PROGRAMS**

- 8.4.3 Improve the Davenport sanitation facilities to meet state and federal discharge requirements.
- (See policy Sections 1.7 "Maintaining Surface Water Quality," and 7.5 "Minimizing Buildout Impacts" for policies addressing sanitation facilities for development not served by public sewer systems.)
- 8.4.3 Require sewer systems in new development to utilize natural gravity flows to the maximum extent feasible, reducing the need for supplemental pumping.

#### **8.5 Solid Waste Management**

##### **POLICY**

- 8.5.1 Prohibit the discharge or storage of radioactive waste or any other radioactive materials. The use and storage of low level materials for licensed medical and educational purposes shall be exempted.

##### **PROGRAMS**

- 8.5.2 Provide for rehabilitation and reuse of closed landfill sites; consider recreational uses for reclaimed sites. Rehabilitation shall include mitigation of resource degradation.
- 8.5.3 Develop a program to promote the reclamation and reuse of resources in solid waste management. Designate reclamation and reuse projects as a funding priority in allocating capital expenditures for solid waste management. Investigate the feasibility of mandatory separation and recovery of recyclable materials.
- 8.5.4 Develop programs for nutrient and energy recovery at the existing county landfill sites, and any future solid waste management facilities, including the use of vermiculture at the Buena Vista site.

## SECTION 9

### HOUSING

#### COASTAL ACT POLICY

**Section 30213.** (Part) Lower cost . . . housing opportunities for persons and families of low or moderate income, as defined by Section 50093 of the Health and Safety Code, shall be protected, encouraged, and, where feasible, provided . . . New housing in the coastal zone shall be developed in conformity with the standards, policies, and goals of local housing elements adopted in accordance with the requirements of subdivision (c) of Section 65302 of the Government Code.

## SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

### 9.0 HOUSING

#### 9.1 Provision of Low and Moderate Income Housing Opportunities

##### Allocation Plan

##### PROGRAMS

9.1.1 Cooperate with all local jurisdictions and regional Council of Governments in developing and implementing local and regional housing plans and programs so as to proportionately distribute affordable housing throughout the Coastal Zone; the allocation plan shall promote the proportional distribution of affordable housing in the Coastal Zone based on the existing supply of lower cost housing, the development potential of the area, and the access to employment, recreational opportunities and community facilities.

9.1.2 Consider the adoption of AMBAG's Housing Opportunity Plan with revisions indicating the distribution of affordable housing needed in the Coastal Zone.

##### Land Acquisition

##### POLICY

9.1.3 Continue and expand the Land acquisition and Write Down Program whereby sites suitable for assisted housing developments are purchased by the County and conveyed to private developers willing and able to construct housing affordable by low or moderate income households. County owned parcels suitable as sites for assisted housing should be considered for conveyance for the development of affordable housing. Prior to the conveyance of housing sites, the necessity of land write-downs to insure the financial feasibility of affordable housing developments shall be evaluated.

##### Site Designation

##### POLICY

9.1.4 Designate the sites or portions of sites identified as suitable in the Locating and Planning New Development section for the development of 100% affordable housing projects.

9.1.4a Maintain the existing Buena Vista Migrant Center as affordable housing.

##### PROGRAM

9.1.5 Institute a procedure whereby, upon submission of a development application for a designated site or portion thereof for other than an assisted housing project, the County would have 12 months to decide whether acquisition of the designated housing site is to proceed. If the County decides to acquire the



parcel, the County shall make payment for such acquisition within an additional 12 months and shall enter into a lease agreement with the landowner in the interim. If the County decides not to acquire the property, the owner may proceed with development consistent with densities and land uses as indicated by the General Plan and LCP policies provided that a minimum of 35% of the units are affordable.

## POLICIES

### Inclusionary Zoning

- 9.1.6      Require, as a condition of approval, affordable housing constructed pursuant to County housing programs to remain affordable to low and moderate income persons for a thirty-year period. Affordable housing constructed pursuant to county housing programs may be constructed off-site only if transferred units are located in this same AMBAG market area as the market rate development.

## PROGRAMS

- 9.1.7      Develop, as feasible, programs to encourage or require developments of four or fewer units to contribute to the cost of promoting affordable housing.

### Housing Development Fund

- 9.1.8  
GP      Adequately fund, as possible, and continue to implement the Housing Development Fund to provide a source of short-term financing for pre-development costs for assisted housing developments provided all units within the proposed development will be affordable by low or moderate income households.

### Tax-Exempt Revenue Bonds

- 9.1.9      Evaluate the feasibility of issuing tax-exempt revenue bonds to finance affordable housing when pending state and federal legislation has been clarified. Request the State of California Department of Housing and Community Development and the California Housing Finance Agency to utilize state bonding authority to issue bonds, the proceeds from which to be utilized to acquire suitable sites for affordable housing within the Coastal Zone.

### Federal and State Programs

- 9.1.10  
GP      Identify, and aggressively seek the use of the maximum amount of housing funds available from the U.S. Department of Housing and Urban Development, California Housing Finance Agency, Farmers Home Administration, the State Department of Housing and Community Development, and other sources. Particular attention shall be directed at housing assistance programs targeted for specific groups with unusual or unique housing needs.
- 9.1.11  
GP      Explore the availability and aggressively seek federal and state programs which provide financial assistance to low and moderate income households enabling this group to purchase existing homes or to participate in condominium ownership or cooperatives.

**9.2**  
**POLICIES**

**Encouragement of Affordable Housing Opportunities**

**Incentive Zoning**

9.2.1  
GP

Provide for increases in residential density above the otherwise applicable General Plan designations for developments which include more than 25% of the total number of units which are affordable by low and moderate income households if the project is consistent with the resources policies of the General Plan and the LCP land use plans.

Provide for increases in residential density above the otherwise applicable zoning designations for developments which consist of rental units.

9.2.2A

Establish a development review policy to apply to larger development proposals to include a minimum percentage of smaller, minimum amenity, unfinished housing units at reduced market prices which can be expanded as the purchasers' needs require and incomes permit. In urban areas designated for medium and high density residential development, and with adequate urban services (water, sanitation, transportation, and fire protection), Santa Cruz County shall revise existing maximum lot coverage percentages, height limitations, and minimum lot sizes so as to facilitate smaller lots and more modestly priced housing units.

**Low And Moderate Income Second Units On Existing Parcels**

9.2.2B

Establish standards and regulations and designate appropriate areas suitable for small second units for low and moderate income persons on suitable parcels for a 30-year period.

**POLICY**

**Demolition**

9.2.3

Enact permit requirements which require the replacement of affordable housing units that are demolished on a one-for-one basis.

**Priority Processing**

**PROGRAMS**

9.2.4

Provide a Priority Processing program whereby developments which contain at least 25% affordable housing shall be processed in advance of all other development proposals and further streamline the development review process.

**Technical Assistance**

9.2.5

Continue a strong, aggressive program to provide technical assistance and to ensure close cooperation with public or private developers, both profit and non-profit, who sponsor assisted housing affordable by low or moderate income households.



## Development Standards

- 9.2.6 Streamline processing policies and procedures to eliminate unnecessary delays and restrictions. Where reductions or a lessening of requirements will not adversely affect the overall quality of housing review or standards or increase adverse environmental impacts, revised development standards shall be adopted for all housing.

## Owner-Built Housing

- 9.2.7 Implement state regulations on owner-built rural housing.

## Mobile Homes, Modular, Prefabricated Housing

- 9.2.8 Designate residential areas for the construction of mobile home parks, modular, prefabricated housing and other innovative building techniques designed to lower the cost of housing. Develop appropriate regulatory procedures to assure that visual and use impacts are minimized.

## Opportunity for Neighborhood Input

- 9.2.9 Establish a formal procedure to ensure that all county actions and programs addressing housing and neighborhood concerns are coordinated and that neighborhood concerns are acknowledged and considered. Provide early and widespread notification for major projects.

## Housing Community Development Funds to Aid Owner-Builders

- 9.2.10 Submit an application for Housing Community Development funds to aid owner-builders.

## Designation of Medium and High Density Areas

- 9.2.11 Designate the maximum feasible amount of area within the Urban Services Line as medium and high density residential consistent with the existing and future capacity of the required urban services, environmental and topographical constraints, and evaluation of cumulative impacts, so as to encourage the construction of affordable multi-unit developments.

Such areas should be considered for building at the high end of the density range designated in the General Plan whenever such parcels are near a bus line, commercial shopping, and other public facilities. Development, except for separate phases, at less than the designated density range shall not be approved.

## Alternative Financing and Ownership

- 9.2.12 GP Prepare and distribute to local financial institutions and interested non-profit housing sponsors, information as to the advantages and availability of new and innovative financing techniques, such as cooperatives.

## Information on Housing Standards and Requirements

- 9.2.13 GP Provide adequate funding to continue the housing counseling services of the Rental Information Mediation Services organization or other designated agency.

- 9.2.14 Request that the Rental Information Mediation Service organization, or  
GP other designated agency, prepare and distribute information on housing  
code standards to renters and rental property owners.

Capital Improvements Program

- 9.2.15 Develop a Countywide Capital Improvements Plan for the orderly, co-  
ordinated provision of a full range of essential public services within the  
Urban Services Line, with due consideration for the environment, the  
availability of scarce fiscal resources, and the need to preserve and  
enhance existing neighborhoods and communities consistent with policies  
8.2 and 7.6. Request the cooperation of all affected jurisdictions, special  
districts, and LAFCo in the formulation and annual review of the plan.

9.3 Protection of Low and Moderate Income Housing Opportunities  
PROGRAMS

Condominium and Community Apartment Conversions

- 9.3.1 Enact an ordinance to regulate conversions of condominium and stock  
cooperatives which ensures that stock cooperatives and condominium  
conversions do not lead to the loss of rental housing affordable by low  
and moderate income households.

Mobile Home Rent Stabilization

- 9.3.2 Strengthen the program for rent stabilization for mobile home parks and  
monitor the effectiveness of this program in preserving affordable housing.

Purchase of Mobile Home Lots Upon Subdivision of Park

- 9.3.3 Regulate the subdivision of existing mobile home parks so as to protect  
GP existing affordable housing.

Housing Code Enforcement

- 9.3.4 Establish a concise housing code enforcement policy which defines the  
respective responsibilities and functions of the County Environmental  
Health Department and the Inspection Services division of the Planning  
Department for the enforcement of the Uniform Housing Code and establish  
a housing code enforcement program. Establish, as the highest priority,  
the rehabilitation of deteriorated rental units.

Alterations and Repair

- 9.3.5 Establish a County housing rehabilitation program for the rehabilitation  
of rental housing units, including provisions to require continued availability  
for occupancy by low and moderate income persons.
- 9.3.6 Adopt, as official County policy, the State of California Housing Rehabili-  
GP tation Guidelines which facilitate the private rehabilitation of residential  
housing units.

### Removal of Tax Advantages

- 9.3.7 Prepare the administrative procedures necessary to utilize the sanctions of Section 17299 of the Revenue and Taxation Code which authorizes the termination of the State income tax deductions for interest, taxes, and depreciation for substandard residential rental property.

### Enforcement of Fair Housing Legislation

- 9.3.8 Request the District Attorney's Office to establish as a high priority the enforcement of the Federal Civil Rights Act, the State of California Rumford Fair Housing Act, the Unruh Fair Employment Act, the Fair Housing and Equal Credit Opportunity Act, the Financial Disclosure Act of 1977, the Community Reinvestment Act, and other appropriate housing legislation.

### Referral Process for Discrimination Complaints

- 9.3.9 Establish a process for referral of housing discrimination complaints to the District Attorney's Office from County Departments and County funded organizations.

### Fiscal Analysis of New Developments

- 9.3.10 Prepare and utilize a standardized methodology for evaluating the public costs, both immediate and long-term, resulting from large residential developments. Based on the findings of this analysis, develop appropriate cost-recovery measures so as to maintain the County's fiscal capacity to provide and maintain necessary public services and improvements and to levy the appropriate development fees and assessments.

### Federal and State Programs

- 9.3.11  
GP Seek and, if available, utilize funds from the Department of Housing and Community Development for the Housing Advisory Service Grant program as authorized by SB 910 to facilitate the private rehabilitation of substandard or deteriorated housing.
- 9.3.12  
GP Continue to seek and, if available, utilize funds from the U.S. Department of Housing and Urban Development in the Community Development Block Grant program for the physical rehabilitation of substandard or deteriorated residential housing units owned and/or occupied by low and moderate income households.
- 9.3.13  
GP Seek and, if available, utilize funds from Farmers Home Administration Section 502 Rehabilitation program and from the U.S. Department of Housing and Urban Development Section 312 and Section 8 Rehabilitation programs as well as any other appropriate housing rehabilitation programs.
- 9.3.14 Develop a work program for the implementation of a multi-year Comprehensive Housing and Community Development program designed to address housing and community needs of low and moderate income neighborhoods.



## SECTION 10

### **INDUSTRY AND ENERGY FACILITIES**

#### **COASTAL ACT POLICIES**

**Section 30260.** Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division.

**Section 30255.** Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.

**Section 30234.** Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

**Section 30250.** (a) New residential, commercial or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it, or in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

**Section 30253.** New development shall:

. . . (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.

(4) Minimize energy consumption and vehicle miles traveled . . .

**Section 30232.** Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

### Section 30233.

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basin, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game . . . for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, be greater than 25 percent of the total wetland area to be restored.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.

(5) Incidental public service purposes, including but not limited to burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource-dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.

(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game . . . shall be limited to very minor incidental public facilities, restorative measures, and nature study . . . if otherwise in accordance with this division.

## SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

### **10.0 INDUSTRY AND ENERGY FACILITIES**

#### **COASTAL-DEPENDENT INDUSTRY**

#### **10.1 POLICIES**

##### **Aquaculture**

- 10.1.1 Require new or expanded aquaculture operations to obtain a conditional use permit, and utilize the environmental review process, and the expertise of the Department of Fish and Game in reviewing any such permit.
- 10.1.2 Permit new and expanded aquaculture facilities as a conditional use in all land use designations if consistent with LCP policies.
- 10.1.3 Require that aquaculture facilities to be sited on or near the shoreline be coastal-dependent.
- 10.1.4 Require that intake and outfall lines be placed underground unless underground placement is infeasible for the aquacultural activity.
- 10.1.5 Require adequate provision for lateral beach access.
- 10.1.6 Require aquaculture facilities to be sited and designed to prevent adverse impacts on areas designated as sensitive habitats.
- 10.1.7 Require that with facilities development, natural vegetation buffer areas be maintained to protect riparian habitats.
- 10.1.8 Allow aquaculture facilities adjacent to high use recreational areas to erect barriers designed to discourage public encroachment and protect public safety, with the condition that lateral beach access is protected.
- 10.1.9 Require that facilities be visually compatible with natural surroundings. Shoreline facility structures should be well screened.
- 10.1.10 Require aquaculture operators to post a bond when aquaculture operations are to be located on a publicly used beach or shoreline area, or will affect sensitive habitat areas and/or public views. The bond shall be sufficient to insure that all facilities constructed for an aquaculture operation which becomes inoperative, are removed at the operator's expense.

#### **PROGRAM**

- 10.1.11 Support the location of carefully designed aquaculture facilities in the Coastal Zone which can meet the LCP aquaculture policies.



**10.2**  
**POLICIES**

**Heavy Coastal-Dependent Industry**

**10.2.1**

No sites are designated for heavy coastal-dependent industry, and any proposed facilities would require an amendment to the LCP. Require that all future proposals for rezoning of coastal sites to permit coastal-dependent heavy industry meet the following conditions:

- o Alternative locations are found to be infeasible or more environmentally damaging.
- o National economic and security interests would be adversely affected by not approving the proposed project.
- o Adverse environmental effects are found to be mitigated to the maximum extent feasible.
- o The proposed coastal-dependent industrial use is consistent with LCP policies.
- o Compensation is provided for losses to the local economy resulting from the impacts of the proposed project.

**10.2.2**

Require that the following information be submitted as a part of any LCP amendment request to permit heavy coastal-dependent industry:

- o A plot plan of the entire area under lease or ownership, showing relationship of proposed facilities to ultimate development of all facilities.
- o A map showing relationship of proposed facilities to other buildings, structures, and/or natural or artificial features, including sensitive habitats, prime agricultural lands, commercial fisheries, tourist dependent resources, recreational areas, scenic resources and archaeologically sensitive sites within 1,000 feet of the facilities.
- o A plan for the consolidation, to the maximum extent feasible, of facilities.
- o A phasing plan for the staging of development which indicates the approximate anticipated timetable for project installation, completion and for decommissioning, where appropriate.
- o A plan for eliminating adverse impacts on habitat areas,\* prime agricultural lands, tourist dependent resources, commercial fisheries, recreational areas, scenic resources, archaeologically sensitive sites, neighboring residents, and neighborhood character due to siting, construction or operation of facilities.
- o Plans and profiles of any major grading required for construction and production.

- o An analysis of the visibility of proposed facilities from offsite public viewing areas and a landscape plan to minimize this visibility including methods and materials for screening such as fencing, plant species, depression below grade or other methods.
- o A summary description of the procedures for the transport and disposal of all solid and liquid wastes.
- o Fire prevention procedures.
- o Compliance with the air quality regulations of the Monterey Bay Air Pollution Control District and other applicable air quality regulations.
- o Adequacy of local infrastructure, such as water, sewer, fire protection and road capacity, to service project needs. Water requirements and a detailed description of proposed conservation techniques of the project.
- o Procedures for the abandonment and restoration of the site which shall indicate restored contours of the land, topsoil replacement and revegetation upon abandonment, unless abandonment-in-place is determined to be less environmentally damaging.

#### GENERAL INDUSTRY

#### 10.3 POLICIES

##### Resource-Based Industry

- 10.3.1 Recognize the continuance of existing resource-based industries in the Coastal Zone.
- 10.3.2 Require any future quarry expansion in the Coastal Zone, not already approved on a master site plan or planned quarry permit, to be consistent with all LCP policies, including resource protection policies.
- 10.3.3 Require amendment to the LCP for any new resource based industry within the Coastal Zone and the findings that:
  - a. The site is adequate and appropriate for the proposed use.
  - b. The project is compatible with available service infrastructure, surrounding uses, and the existing local economy.
  - c. The development is consistent with all applicable LCP resource protection policies and use priorities.

#### PROGRAMS

- 10.3.4 Revise rehabilitation standards in the Quarry Regulations Ordinance to assure a safe, stable site with restoration of natural resource values. Include requirements for stabilization and rehabilitation of inoperative quarries or portions thereof.

- 10.3.5 Develop procedures to process planned quarry permits and enforce environmental protection ordinances, including enforcement of the Quarry Regulations so that all Planned Quarry Permits and certificates of compliance are reviewed by the Planning Commission, and so that each quarry is inspected at least once a year.

**10.4**  
**POLICIES**

**Existing Heavy Industry**

- 10.4.1 Existing heavy industrial uses are recognized by designation on the North Coast and Bonny Doon Land Use Maps. No new, or substantially expanded, or different heavy industrial uses at such sites shall be permitted. In the existing heavy industrial uses at such sites are discontinued, development shall be permitted for uses and intensities consistent with the land use designations on surrounding properties.
- 10.4.2 Prohibit the renovation or replacement of the Davenport pier for any industrial purpose. Replacement of the facility is inappropriate because of access constraints, the highly erodible coastal bluff located between the pier and transportation facilities, the severity of winter seas, and the destruction of the habitat of cormorants, which use the pier remains for roosting and resting.

**10.5**  
**POLICY**

**New Light Industry**

- 10.5.1 Permit light industry to locate within the Coastal Zone only on existing industrially designated sites. Designation of additional sites for light industry would require an amendment to the LCP. Designate new sites (1) if no other feasible alternative sites exist, (2) there is a demonstrated need for new sites, (3) the site is not suitable or designated for LCP priority uses, (4) a compelling public need is demonstrated, and (5) development of the site would be consistent with all LCP resource protection policies.

**10.6**  
**POLICY**

**Siting and Maintenance of Energy Facilities**

- 10.6.1 Allow utility repair or maintenance activities that do not result in an addition, or enlargement or expansion of, the utility facility. Permits may be required where methods of repair and maintenance involve a risk of substantial adverse environmental impact, and where repair activities take place in wetland areas.

**PROGRAM**

- 10.6.2 Oppose before the California Energy Commission all new electric power plants which have a generating capacity over 50 megawatts, proposed to be sited in Santa Cruz County's Coastal Zone, based on the Coastal Commission's designation of the Santa Cruz County coastline as unsuitable for power plant construction, and on the findings included in, "Designation of Coastal Zone Areas Where Construction of an Electric Power Plant Would Prevent Achievement of the Objectives of the California Coastal Act of 1976," (California Coastal Commission, revised 1/1/80).

(See related policies in the Visual Resources section.)



## 10.7

### Energy Facilities

#### POLICIES

- 10.7.1      Require that the following information be submitted, in addition to the requirements of 10.2.2, as a part of any request for amendment of the LCP to permit energy facilities:
- o      The location of oil and gas wells on the plot plan.
  - o      Include the maximum consolidation of facilities including consolidation with other operators.
  - o      Plans detailing grading required for pad and road construction.
  - o      Contingency plan for oil and toxic substances spillage indicating the location and type of cleanup equipment available, the response time required for deployment of the equipment, and the designation of management responsibility. The information must demonstrate that the cleanup, disposition of wastes, and reporting procedures are fully adequate to provide effective containment of any spillage without significant damage to coastal resources for the maximum spillage predicted, based on weather conditions equal to 50% of the "worst case" weather conditions predicted.
- 10.7.2      Establish the following criteria for amendments to the LCP Land Use Plan for permitting the location of energy facilities in addition to stated LCP policies:
- o      Adequate infrastructure and public services are available including, but not limited to, water, sewer, fire protection, road capacity, law enforcement and medical services.
  - o      The use would provide full protection of sensitive habitat areas, commercial fishing, recreational and agricultural uses.
  - o      The use would be visually compatible with and have minimum disruption of viewsheds.
  - o      Consistency with federal, state, and local air quality regulations.

#### PROGRAMS

- 10.7.3      Support the State of California's designation of the tidelands and submerged lands in Santa Cruz and Monterey Counties, including the Monterey Bay, as an oil and gas sanctuary.
- 10.7.4      Request the National Oceanic and Atmospheric Administration to designate the Monterey Bay as a marine sanctuary with conditions prohibiting oil and gas development and radioactive waste discharge.

**10.8**  
**POLICIES**

**Alternative Energy Development**

**Conservation**

- 10.8.1      Require all new development to incorporate passive heating and cooling design. Require that applicants provide energy calculations to determine the feasibility of active solar systems. Develop standards for the evaluation of energy calculations, and require active solar technologies where feasible. Develop and apply solar design criteria and guidelines for the siting, orientation, design and landscaping of buildings which are specifically suited to local conditions of climate, topography and vegetative cover.
- 10.8.2      Require energy efficiency and weatherization improvements in existing and new development including insulation, water conservation, and solar heating systems. Develop and apply incentives and requirements for energy efficiency measures for existing structures, and major remodeling or reconstruction of buildings.
- 10.8.3      Require maximum solar access orientation in siting new residential development, and protect solar access in existing development. Develop and apply design guidelines and zoning, subdivision and building ordinances to protect and preserve long term solar access for all properties.
- 10.8.4      Restrict the use of decorative and advertising uses of electricity and fossil fuels, except where such restriction affects public safety.
- 10.8.5      Require sewage treatment and solid waste disposal projects to utilize sewage and solid waste reclamation and conversion techniques which provide resource conservation and net energy benefit to the County.

**Community Energy Systems**

- 10.8.6      Allow the development of "Community Energy Systems" in locations where compatible with adjacent land use and with adequate mitigation of noise, emissions, and visual impacts.

**Renewable Energy Resources**

- 10.8.7      Establish performance criteria for the siting and operation of renewable energy facilities and require a Planned Development Permit for all such facilities to provide for environmental review and consistency with LCP policies.

**PROGRAMS**

- 10.8.8      Encourage and support the development of renewable energy resources and renewable energy production facilities. Assess the expanded use of wood fuel for its impact on air quality and the County's ability to maintain a sustainable level of fuel wood harvest.

- 10.8.9      Develop a program to establish safety standards and to assess the potential for wind generation.
- 10.8.10     Consider the development of municipal solar utilities and other financing mechanisms which increase public access to renewable energy sources and provide opportunities for small-scale, decentralized local facilities and controls.





## GLOSSARY OF TERMS

**Affordable.** Capable of purchase or rental by a person with moderate or low income, based on the ability of an individual to make initial monthly payments necessary to obtain housing. Housing is affordable when a person pays 30 percent or less of that person's income for housing.

**Agricultural Policy Advisory Commission.** A County commission, appointed by the County Board of Supervisors, whose role is to advise the Board on agricultural matters and to review development applications affecting agricultural land.

**Anadromous.** Species of fish which migrate from the ocean to fresh water streams to spawn.

**Ancillary.** Subsidiary or subordinate. An ancillary use is one that is secondary to another, main use of a property; it is a use in support of, or connected with, that main use.

**Appurtenant use.** Any use accessory to the main use and customarily a part thereof; an appurtenant use is clearly incidental and secondary to the main use and does not change the character of the main use. For example, a restaurant or gift shop in a resort (which caters primarily to the patrons of the resort).

**Aquaculture.** The culture and husbandry of aquatic organisms, including, but not limited to, fish, shellfish, mollusks, crustaceans, kelp, and other algae.

**Aquifer.** The underground layer of water-bearing rock, sand or gravel through which water can seep or be held in natural storage.

**Archaeological sites.** Places where material remains of past human life and activities are located. Examples of material remains are fossil relics, artifacts, and monuments.

**Arroyo.** A gully, ravine or canyon created by a perennial or intermittent stream, with characteristic steep slopes frequently covered with vegetation.

**Arterial Roads.** Roads which carry large volumes of vehicular traffic, generally on long trips. Access to abutting property is a secondary function.

**Assisted Housing.** Housing which is directly subsidized by the federal or state government.

**Beach Recreation.** Activities on the beach such as sunbathing, picnicking, surfing, etc.

**Beneficial Instream Uses.** Uses of the waters of the County which include but are not limited to recreation; aesthetic enjoyment; navigation; preservation and enhancement of fish wildlife, and other aquatic resources or preserves. Beneficial instream uses are achieved by allowing water to remain in a stream system.

**Biotic Community.** A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

**Biotic Evaluation.** A brief review of the biotic resources present at a project site, conducted by a staff planner.

**Biotic Report.** A complete biotic investigation conducted by a biologist hired by the applicant and including, but not limited to, the following: 1) Identification of the rare, endangered, threatened and unique species on the site; 2) Identification of the critical habitats of such species; and 3) Development of specific measures to protect species and sensitive habitats.

**Blighted Areas.** Areas in which scenic attributes are degraded by dumping, poor cutting or grading practices, removal of major vegetation, inadequate landscaping or screening of structures, or visually intrusive overhead wires.

**Buffer.** An area of land separating two distinct land uses, such as residential and commercial or residential and agricultural, and which acts to soften or reduce the effect of one land use on another. For instance, landscaping and/or distance is sometimes used to "buffer" or reduce the effects of a commercial area on nearby residential units.

**Building Envelope.** A designation on a site plan or parcel map indicating where the buildings are to be located. Building envelopes are often indicated during land division approvals to protect some resource such as agriculture or to avoid some constraints such as a landslide.

**Buildout.** The level of development that could occur in an area if every parcel were developed to the extent permitted by the Land Use Plan.

**CEQA.** The California Environmental Quality Act. A State act requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity may have an adverse environmental impact, an Environmental Impact Report (EIR) must be prepared.

**Chaparral.** A plant community of drought-adapted shrubs, usually found in rocky, rapidly drained shallow soils.

**CIP.** Capital Improvements Program. Counties usually prepare a CIP including a one year budget and a five year program of capital projects. A capital project is generally a physical, or public work of large size, fixed nature, long life (10 years or more) and costing in excess of \$3,000. Examples are streets, fire stations and sewer lines.

**Clustering Development.** A method of development in which many dwelling units are placed close together or attached usually for the purpose of retaining another area in open space. Many condominium and townhouse developments utilize this method when they are adjacent to a natural area to be retained, or when they wish to create a focal point (such as a swimming pool, community complex).

**Coastal-dependent Development or Use.** Any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

**Coastal Development Permit.** A permit for any development within the coastal zone.

**Coastal-related Development.** Any use that is dependent on a coastal-dependent development or use.

**Coastal Zone.** An area within the jurisdiction of the California Coastal Act. The zone generally extends: up to 5 miles inland or to the ridge of Ben Lomond Mountain along Empire Grade north to the City of Santa Cruz; generally 1000 yards inland from Santa Cruz to Capitola; and along Highway 1 from Aptos south to the County line.



**Collector Street.** Streets that collect traffic from local streets, conducting it to arterials, freeways, or local destinations such as schools or shops.

**Commercial Agriculture.** Agricultural operations conducted as a commercial venture for the purpose of achieving a return on investment. Non-commercial agricultural operations are conducted for subsistence purposes, as a hobby or as a part of a rural lifestyle where sale of the product is not the primary goal.

**Commercial Recreation.** Facilities serving recreational needs but operated for private profit (e.g. riding stable, chartered fishing boats, golf courses, tourist attractions, and amusement or marine parks.)

**Commercial Timber Harvest.** Designed for a market; traded, bartered or sold for valuable consideration; not designed for use in the landowner's household or farm.

**Community Energy Systems.** Small-scale (generating capacity of less than 50 mega watts) energy facilities for the combined production of heat and electricity.

**Community Sewage Disposal System.** A sewage disposal system which accepts sanitary effluent and provides for common treatment and disposal utilizing a packaged or custom-designed treatment system, serving a development meeting any of the following criteria:

- 1) Development on more than one parcel; or
- 2) Development on a single parcel involving more than 5 units, or on an average density greater than 1 DU/ (Net Developable) acre.

**Conservation.** The planned management, protection and wise utilization of natural resources. The objective of conservation is to prevent the wasteful exploitation, destruction, or neglect of these resources.

**County Service Area.** A flexible administrative tool for providing various urban services (such as fire, water, sewer and road maintenance) to development in unincorporated areas of the County. Formation may be undertaken by the Board of Supervisors upon request of two of its members or the filing of a petition signed by at least 10 percent of the registered voters in the area. Formation requires approval by LAFCO.

**Critical Structures and Facilities.** These include hospitals and medical facilities, fire and police stations, disaster relief and emergency operating centers, large dams and public utilities, transportation and communications facilities, buildings with involuntary occupancy such as schools, jails, and convalescent homes, high occupancy structures such as theaters, churches, office buildings, factories, and stores, and large multi-unit residential buildings, all of which are subject to specified seismic safety standards because of their immediate and vital public need or because of the imminent hazard presented by their structural failure.

**Critical Water Supply Stream.** A stream in which all of the flow is already fully utilized for water supply, at least during low flow periods.

**Cumulatively or Cumulative Effect.** The incremental effects of an individual project in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects.

4. Areas of recent or active landslides.  
(Landslide areas determined by a geological study to be stable and suitable for development shall be granted full density credit.)
5. Land within 50 feet of an active or potentially active fault trace.
6. Prime agricultural land and mineral resource area.
7. Areas subject to coastal inundation as defined by geological hazards assessment or full geologic report.

The following areas are subject to special site and/or development criteria and shall be granted full density credit:

1. Rare and endangered plant and animal habitats.
2. Archaeological sites.
3. Critical fire hazard area.

**Development.** On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; reconstruction, demolition, alteration or improvement of any structure in excess of fifty percent of the existing structure's fair market value, including any facility of any private, public or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973.

**Diversion.** The direction of water in a stream away from its natural course, i.e., as in a diversion that takes water out of a stream for human use.

**Education/Instruction.** A permitted use adjacent to some sensitive habitats. Permitted activities do not include development of any structures.

**Energy Facility.** Any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source energy.

**Environmental Impact Report (EIR).** A report that assesses all the environmental characteristics of an area and determines what effects or impact will result if the area is altered or disturbed by a proposed action.

**Environmentally Sensitive Habitat Area.** A sensitive habitat which requires protection from disturbance by human activities or developments in addition to the protection given to habitats in the general category of sensitive habitats, and which is subject to the policies contained in Coastal Act Section 30240(a).

**Erosion.** The loosening and transportation of rock and soil debris by wind, rain or running water. The gradual wearing away of the upper surfaces of the earth.



**Density.** The number of dwelling units (or their equivalent) allowed per acre of land. All densities specified in the Land Use Plan are expressed in net developable acres or net developable square footage per unit. Dwelling units include all residential units having kitchen facilities including single-family homes, mobilehomes, and individual townhouse, condominium, and apartment units. When a property is designated on the Land Use map and on the Resources and Constraints map for different density standards, consistency with the applicable standards can be met only by satisfying the most restrictive of the requirements for the affected portions of the property. Where a parcel has two different designations on the Land Use map, consistency with the Land Use Plan is met by conforming to the different standards for the different portions of the property.

**Density Credit.** The number of dwelling units allowed to be built on a particular property determined by applying the designated Land Use Plan density to the developable portions of the property and to those non-developable portions of the property for which credit may be granted (see definition of developable land). Where credit is allowed for a non-developable portion of the property, the dwelling units must be located in another (developable) portion of the property.

**Developable Land.** Developable land is land which is suitable as a location for structures and which can be improved through normal and conventional means free of development hazards and without disruption or significant impact on natural resource areas. Density credit shall ordinarily be granted only to the developable area of a parcel; however, density credit shall also be given for other portions of a parcel as noted in the parenthetical material below; (Land shall also be reviewed in terms of its potential for development specifically related to the provision of necessary public services and facilities.)

The following areas shall not be considered as developable land:

1. Land with slope greater than 30 percent and coastal bluffs.  
(Outside of the Urban Service Line, land with slope between 30 percent and 50 percent shall be credited for development density.)
2. Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation and, along riparian corridors inside of the Urban Service Line, areas within a 50 foot setback from the top of riparian arroyos.  
(Inside of the Urban Service Line density credit shall be granted for areas outside the riparian corridor which are under 30 percent slope and within the required 50 foot setback line from the top of the arroyo, up to a maximum of 50 percent of the total area of the property which is outside of the riparian corridor.)
3. Lakes, streams, marshes, sloughs, wetlands, water areas, beaches and areas within the 100 year flood plain.  
(At the discretion of the Board of Supervisors, allow a density credit of up to 50 percent of a property's acreage within the 100-year floodplain if the residential proposal is: located within the Urban Services Line, served by sewers, bordered by existing similarly developed lots, not at a density higher than the surrounding area, consistent with the character of the surrounding area, and will not increase the likelihood of downstream or upstream flooding. Exclude the portion of the property designated as floodway from density calculations.)



**Essential Habitat.** The habitat of a rare, endangered or locally unique plant or animal which is occupied by that species, including: (a) area required for food, water, nesting or denning sites, reproduction, predation, and migration for animals; and (b) soil, climate and geographic requirements for plants.

**Estuary.** The seaward end of a river valley where fresh water mixes with and measurably dilutes seawater and where tidal effects are evident.

**Exotic Species.** Plant or animal species introduced into an area where they do not occur naturally; non-native species.

**Feasible.** Means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

**Fill.** Earth or any other substance or material, including pilings placed for the purposes of erecting structures thereon, placed in a submerged area.

**Flood Plain.** The relatively level land area on either side of a stream's banks that is subject to flooding. Designated as base floodplain used by the county for policy purposes is the 100-year floodplain, i.e., the area covered by flood which has a 1% chance of occurring in a given year.

**Floodway.** The channel of a river or other watercourse and the adjacent land area required to carry and discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point.

**Functional Capacity.** The ability of a particular ecosystem to be self-sustaining and to maintain natural species diversity.

**Geologic Hazard.** A threat to life, property, or public safety caused by geologic or hydrologic processes such as faulting and secondary seismic effects, landsliding, erosion, flooding, tsunami or storm wave inundation.

**Geologic Hazards Assessment.** A brief review of the possible geologic hazards present at the site conducted by the staff geologist.

**Geologic Investigation, Preliminary.** A short form geologic report conducted by a registered geologist on contract with the County to assess hazards in the San Andreas Fault Zone for single-family dwelling permits.

**Geologic Report, Full.** A complete geologic investigation conducted by a registered geologist hired by the applicant.

**Grading.** Excavating or filling land, or a combination thereof.

**Gross Acres.** The total acreage in a parcel.

**Groundwater.** Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

**Groundwater Recharge.** The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into waterholding rocks which provide underground storage.

**Groundwater Recharge Area.** An area which by nature of surface soil and underlying rock type is particularly important for allowing surface water to percolate to underground storage.

**Heavy Industry.** Major manufacturing plants such as canneries, oil refineries, raw materials processing, etc.

**Historical Theme Park.** A park, the design and contents of which have a basis in the history of a place or area, likely to have an educational focus.

**Horizontal Hotel.** A structure or portion thereof in which there are completely furnished rooms or suites where lodging is provided for compensation, and where kitchens may be provided for the use of the lodgers, and which are specifically operated, restricted and permanently maintained for temporary visitor accommodations not to exceed 29 days per occupancy period.

**Household.** All persons occupying a single-dwelling unit.

**Household, Low Income.** Those households whose income, with adjustments for household size, is less than 80 percent of the median household income of the Santa Cruz Standard Metropolitan Statistical Area.

**Household, Moderate Income.** Those households whose income, with adjustments for household size, is between 80 percent and 120 percent of the median household income of the Santa Cruz Standard Metropolitan Statistical Area.

**Housing Unit.** The place of permanent or customary abode of a person. It includes a single-family dwelling, multi-family dwelling, a condominium, modular home, a mobile home, a cooperative housing project, or any other residential unit considered real property under State law. It is also a dwelling that cannot be moved without substantial damage or unreasonable cost.

**Immediately Adjacent/Adjacent/Contiguous Parcel.** A parcel touching the subject parcel and not separated from the subject parcel by a road, street or other property.

**Impervious Surface.** Surfaces through which water cannot penetrate, such as roofs, roads, sidewalks and parking lots. The amount of impervious surfaces increases with development and establishes the need for drainage facilities.

**Implementing Actions.** The ordinances, regulations, or programs which implement the provisions of the certified local coastal program.

**Incentive Zoning.** Application of the higher densities of the Urban Residential density ranges for projects which include 25 percent or more affordable housing units.

**Inclusionary Housing/Zoning.** Affordable housing which is provided/required as a part of a larger market-rate housing development project.

**Infilling.** Construction on existing vacant parcels of land within a developed urban area.



**Infrastructure.** Public services and facilities, such as sewage disposal systems, water supply systems, roads, fire protection services, and schools.

**Integrated Pest Management.** A system of controlling insect pests through a combination of techniques, including natural predators and biological controls, use of pest-resistant varieties, modifying environmental conditions, close monitoring of pest levels, and use of chemical pesticides only when needed as part of an overall control strategy.

**Intermediate Regional Flood.** A flood that statistically could occur once in 100 years on the average, although it could occur in any year.

**Intermittent Stream.** A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year. Intermittent streams are designated by a dash and dot symbol on the largest scale United States Geological Survey topographic map available.

**Intermittent Wetland.** Wetland areas where another land use, such as agriculture, takes place during certain times of the year.

**Invasive Species.** Non-native species which disrupt and replace native species.

**Key Site.** One of several (6-7) sites more than eight acres in size, within urbanized areas of Santa Cruz County's Coastal Zone, which have high suitability for recreation and visitor-serving facilities and/or other LCP priority uses. All have direct access from visitor-serving roads; four have ocean-front locations.

**Land Clearing.** The removal of vegetation down to duff or bare soil, by any method.

**Landslide-Prone Areas.** An area with a high potential for landsliding, such as old landslide deposits, very steep slopes, areas within or adjacent to fault zones, and areas with adverse geological formations which are susceptible to failure.

**Land Use.** The occupation or utilization of land or water area for any human activity or any defined purpose.

**Large Residential Development.** A project of 20 or more residential units.

**Lateral Access.** A path or trail which runs parallel to or along the shoreline. Widths of lateral access may vary, but in areas where sandy beaches exist they generally include a minimum of 25 feet of dry sandy beach.

**Ldn - Day-Night Average Sound Level.** The A-weighted average sound level in decibels during a 24-hour period, with a 10 db weighting applied to nighttime sound levels (10 p.m. to 7 a.m.).

**Least Disturbed Watersheds.** Watersheds which are relatively undisturbed by development and worthy of recognition and continued protection. Least Disturbed Watershed areas serve water supply, recreation and wildlife habitat functions, as well as provide a scenic backdrop; they have clear running streams, a high percentage of old growth redwoods, few roads, and almost no residential development.

**Level of Service.** A measure of the mobility characteristics of an intersection or roadway as determined by vehicle delay and also the ratio of volume to capacity. A qualitative measure of the ability of a roadway to provide a service:



Level of Service A is the highest quality of service. It is a condition of free flow in which there is little or not restriction on speed or maneuverability caused by the presence of other vehicles. Drivers can maintain their desired speeds with little or not delay.

Level of Service B allows stable flow. Operating speed and maneuverability is beginning to be restricted by other traffic, but there is little probability of major reduction in speed or long delays. The lower limits of this level of service has been used in the design of rural highways including freeways.

Level of Service C provides stable flow but most drivers are becoming restricted in their freedom to select speed, change lanes, or pass. This service level is frequently selected as an appropriate criterion for design purposes, particularly in urban areas.

Level of Service D approaches unstable flow. Tolerable average operating speeds are maintained but are subject to considerable and sudden variation. Freedom to maneuver and driving comfort are low because lane density has increased. Most drivers would probably consider this service level unsatisfactory.

Level of Service E is unstable. Speeds and flow rates fluctuate and there is little independence of speed selection or maneuver. Driving potential is low and accident potential high. The upper limit of this level of service is capacity.

Level of Service F describes forced flow operations. Speed and rate of flow may drop to zero.

**Local Agency Formation Commission (LAFCO).** Each county in California has a Local Agency Formation Commission. In Santa Cruz County, LAFCO is made up of two members of the Board of Supervisors, two members of the City Councils in Santa Cruz County, chosen by the Mayors' select committee, and a fifth member appointed by the other four. LAFCO reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities; and can approve, disapprove, or conditionally approve these proposals.

**Locally Unique.** A native biotic resource growing in its native state whose presence is unusual and of special interest due to extremities of range, special soil types, or unusual associations with other species.

**Local Coastal Program.** A local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resource areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, the Coastal Act at the local level. Abbreviation: LCP.

**Major Vegetation.** Vegetation is defined as 'major' on a site-specific basis, depending on its size, extent, variety, uniqueness, and relation to the environment in which it is located.

**Marsh.** Any area designated as marsh or swamp on the largest scale United States Geological Survey topographic map most recently published. These are usually areas covered periodically or permanently with shallow water, either fresh or saline.

**Matrix System.** A clear set of criteria which determines residential densities within General Plan density ranges based on consideration of site resources and constraints and available public services and facilities.

**Mean Rainy Season (Bankfull) Flowline.** The line at the edge of the channel of a perennial or intermittent stream which marks the level of flow (discharge) that statistically occurs on the average of once every 1.5 years. The line is generally marked by a distinct change in the channel cross-section and the occurrence of permanent woody vegetation.

**Minimum Economic Farm Unit.** An area of farmland of sufficient size to provide a return to land and capital investment or a return to cover costs of a new investment.

**Minimum Fire Protection Standards (within the Urban Services Line):**

<u>Land Use</u>	<u>Water Flow Rates*</u>	<u>Response Time</u>
Residential-Urban Low Density	750-1500 gpm/1 hr.	10 minutes
Residential-Urban Medium & High	1500-3000 gpm/2 hr.	10 minutes**
Commercial and Industrial	1000-4000 gpm/1-4 hrs.	10 minutes

\* Measured at 20 psi. These rates are flow guidelines; exact requirements will be determined by the appropriate fire department official.

\*\*5 minutes desired.

**Minimum Response Time.** See 'Minimum Fire Protection Standards'.

**Minimum Water Flow Rates.** See 'Minimum Fire Protection Standards'.

**Mitigation.** Actions taken to eliminate or significantly reduce environmental impacts identified in the environmental review process established by CEQA.

**National Ambient Air Quality Standards.** The state and federal standards relating to the concentration of pollutants allowed to be present on an average hourly basis.

**Natural Materials.** Materials which replicate the natural land form as much as possible; e.g., for shoreline protection structures, rip rap would be preferable to a concrete wall.

**Neighborhood Access.** Shoreline access (c.f. **Shoreline Access**) for use by local residents, with limited improvements and signing only at the trailhead.

**Neighborhood Park.** A neighborhood park is a small, 4-6 acre park (2-3 acres if combined with a school), conveniently located to serve a neighborhood of 1500-2000 people.

**Net Developable Acres.** This term refers to the portion of a parcel which can be used for density calculations. Public or private road rights-of-way and land not developable (see above definition of "developable land") are not included in the net developable acreage of a parcel.

**Net Energy Benefit.** The net energy benefit is the difference between the energy produced and the energy required for production, including the indirect energy consumed in the manufacture and delivery of components.

**New Development.** Any development activity, (c.f. **Development**) excluding reconstruction, demolition, alteration or improvement of any structure which is not in excess of fifty percent of the existing structure's fair market value.



**Noise Attenuation.** The ability of a medium to reduce the level of a noise source, specified in decibels (db) of transmission loss. Examples are earth berms and solid concrete block walls.

**Noise Contour.** A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 L<sub>dn</sub> contour (measured in dBA) require noise attenuation in residential development.

**Noncoastal Dependent Uses.** Uses that can operate inland, away from the ocean.

**Open Space Easement.** A contract between a landowner and Santa Cruz County to restrict the development of land in return for a property tax reduction or stabilization; the minimum term of the contract is ten years. In general, the amount of tax reduction is proportional to the amount forfeited; that is, the current use of the land and future restrictions are weighed against the potential, as shown on the general plan.

**On-Site Detention.** Drainage facilities which collect and detain water on a project site during storm periods. The use of such facilities lessens the peak amounts of water in stream channels during storm periods by temporarily holding storm runoff water on-site.

**On-Site Retention.** Drainage facilities which collect and maintain water on-site from storm runoff, and provide for disposal through infiltration to the ground. The use of such facilities limits runoff rates and maintains groundwater recharge.

**On-Site Wastewater Disposal.** Any system which disposes of wastewater on or in the vicinity of the project site, including individual septic systems, group septic systems, and package treatment plants.

**Package Sewer Plant.** A sanitation system for the collection and treatment of sanitary wastes from a limited area of development with local disposal of the treated effluent. If the system is operated to serve more than one property owner, a government entity is required to guarantee operation and maintenance.

**Paleontology.** A science dealing with the life of past geological periods as known from fossil remains.

**Park Dedication In-Lieu Fee.** A fee paid by builders of new dwelling units in lieu (instead) of providing the amount of park land needed (according to park and recreation standards) by the future residents of the dwelling units.

**Perennial Stream.** A stream that normally flows throughout the year. Perennial streams are designated by a solid line symbol on the largest scale United States Geological Survey topographic map available.

**Person.** Any individual, organization, partnership, or other business association or corporation, including any utility, and any federal, state, local government, or special district or an agency thereof.

**Planned Development Permit.** A type of zoning permit required to carry out most building and land development activities in a Planning Development Zone District. Planning Development Zone Districts are established to control impacts from high intensity uses or in particularly sensitive areas, and to coordinate circulation, design and improvements among adjacent land uses.



**Planned Unit Development Permit.** A type of zoning permit which allows larger or more complex development projects which are consistent with the purposes of the zoning ordinance and the Land Use Plan to vary from the normal zoning district uses and development standards.

**Pond.** A small natural body of standing water which supports an aquatic community and riparian vegetation.

**Prime Farmland Soils.** Soils which meet the U.S. Department of Agriculture, Soil Conservation Service (SCS) physical-chemical parameters for prime farmland, as published in the Federal Register, Vo. 43, No. 21, January 31, 1978, and modified by the SCS for California conditions. In addition to Class I and Class II soils, these soils include several Class III soils and a Class IV soil. For a more detailed explanation of these soils classifications, see the LCP Agriculture Background Report.

**Prime Rangeland Soils.** Soils which meet the California Department of Food and Agriculture physical-chemical parameters for prime rangeland, as defined in its January 1978 ACR 11 Report Pertaining to Prime Agricultural Land. For a more detailed explanation of these soil classifications, see the LCP Agriculture Background Report.

**Priority Processing.** The processing by the Planning Department of development projects which contain a specified minimum percentage of affordable housing units in advance of all other development proposals.

**Public Recreation.** Recreational facilities owned by the public or available for use by the general public by right, custom, or license.

**Public Works.**

(a) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.

(b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities.

(c) All publicly financed recreational facilities, all projects of the state Coastal Conservancy, and any development by a special district.

(d) All community college facilities.

**Rare and Endangered Species.** Species identified as rare, endangered and threatened by the State Department of Fish and Game, United States Department of Interior, Fish and Wildlife Service, or the California Native Plant Society.

**Recreation.** Refreshment of strength and spirits after work; also a means of refreshment or diversion.

**Regional Park.** Traditional regional parks are 200-500 acres in size, but larger or smaller sites based on the specific recreational opportunity are also considered appropriate. Such parks focus on activities and natural features which are not included in most other types of parks.

**Renewable Energy.** Energy sources which are not depleted by use and are available as natural flows of energy and materials in the environment; e.g., solar, wind, falling water, plant matter, etc.

**Replacement of Structures.** The action or process of restoring a structure (c.f. structure) to its former place or position. Replacement must be consistent with zoning requirements, be of the same use, and in size, area, height, and bulk no more than 10% in excess of the destroyed structure.

**Reservoir.** An artificial body of standing water which supports an aquatic community and riparian vegetation.

**Resource-Based Industry.** Industry which relies on proximity to resources that exist in the Coastal Zone, but is not itself coastal-dependent.

**Restoration of a Wetland.** In general means restoring water quality, natural vegetation, and natural drainage. Restoration may include such things as dredging toxic sediments from the bottom of a lagoon, cleaning out garbage, protecting the wetland from inflow of polluted water or excessive sedimentation, regrading to allow the maintenance of an adequate water level or natural flushing action, and replanting native vegetation.

**Retrofit.** Any addition or modification to existing buildings, devices or equipment. Often refers to changes which improve the efficiency of the energy use of such building, device, or equipment.

**Revenue Sharing.** A federal program by which monies are allocated to local jurisdictions for programs and projects selected by the local jurisdictions.

**Riparian Corridor.** Those areas which fall into any of the following four categories:

1. An area extending 50 feet (measured horizontally) to each side of a perennial stream. Distance shall be measured from the mean rainy season (bankfull) flowline.
2. An area extending 30 feet (measured horizontally) to each side of an intermittent stream. Distance shall be measured from the mean rainy season (bankfull) flowline.
3. An area extending 30 feet (measured horizontally) from the high water mark of a marsh or natural body of standing water.
4. An area designated as riparian woodland on land cover maps prepared by the County Planning Department. The boundary shall be defined as the outer limit of the occurrence of riparian vegetation and may extend farther than the above specified distances.

**Riparian Vegetation.** Those plant species that typically occur in wet areas along streams or marshes. Characteristic species are Black Cottonwood (*Populus trichocarpa*), Red Alder (*Alnus oregona*), White Alder (*Alnus rhombifolia*), Sycamore (*Platanus racemosa*), Box Elder (*Acer negundo*), Creek Dogwood (*Cornus californica*), Willow (*Salix*).

**Rural Area.** Area outside the Urban Services Line.



**Salamander Protection District.** The purposes of the Salamander Protection, or "SP", Combining District are:

- (a) To designate those lands which are located in the Santa Cruz Long-Toed Salamander's breeding ponds and terrestrial habitats.
- (b) To ensure the survival of this State and Federally designated endangered animal subspecies through protection of its natural habitat.
- (c) To regulate the use of such lands in accordance with the habitat requirements of the salamander.

**Saltwater Intrusion.** The induced movement of ocean water into coastal aquifers which have been depleted of fresh water generally due to overdrafting (excessive withdrawal from wells) and/or reduction of recharge.

**Santa Cruz Long-Toed Salamander (*Ambystoma Macroductylum Croceum*).** A medium-sized (2-1/8 - 3-1/4" long) salamander found only in Santa Cruz County (Valencia, Ellicott, and Aptos Seascape Ponds, and environs) and in Monterey County (Struve or Bennett Pond). Has yellow-orange blotches on a black back, long slender toes. Migrates on warm, rainy nights to breeding ponds, moving in straight paths from as much or more than one mile away. Aestivates in various terrestrial habitats. Federally and state designated as an endangered species.

**Scenic Corridor.** All areas under the County's jurisdiction within the Coastal Zone which are visible from a designated scenic highway, from any beach, or within a designated special scenic area, including but not limited to the areas defined on the LCP Visual Resources Maps. (See separate definition for special scenic area.)

**Sensitive Coastal Resource Areas.** Those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity. "Sensitive coastal resource areas" include the following:

- (a) Special marine and land habitat areas, wetlands, lagoons, and estuaries, as mapped and designated in Part 4 of the 1975 California Coastal Plan.
- (b) Areas possessing significant recreational value.
- (c) Archaeological sites references in the California Coastline and Recreation Plan, or as designated by the State Historic Preservation Officer.
- (d) Special communities or neighborhoods which are significant visitor destination areas.
- (e) Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.
- (f) Areas where divisions of land could substantially impair or restrict coastal access.

**Sensitive Habitat.** Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.



**Septic Tank.** A system for treating sewage that involves a settling tank through which liquid sewage flows, and in which solid sewage settles to the bottom and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual home waste disposal.

**Shall.** This term identifies a mandatory provision which must be followed.

**Shoreline Access.** The provision of public pedestrian access from a public thoroughfare to and along the shoreline.

**Shoreline Destination.** An area which provides either contact with the water's edge, such as a beach, or visual access to the ocean, such as a blufftop trail or observation point.

**Should.** This term identifies a provision which must be followed unless there are conflicting policies or specific overriding social, economic, or environmental considerations.

**Siltation.** The accumulated deposition of eroded material; the gradual filling in of streams and other bodies of water with sand, silt and clay.

**Special District.** Any public agency, other than a local government, formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. "Special district" includes but is not limited to a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for a service or improvement benefiting that area.

**Special Forests.** Forest areas, designated on the LCP Sensitive Habitats Maps, which are unique natural communities, limited in supply and distribution, threatened by substantial disturbance from human activities, and provide habitat for rare, endangered and/or locally unique species of plants and animals.

**Special Scenic Area.** An area designated on the LCP Visual Resources Maps because of unique visual quality, within which visual resources protection policies apply.

**Special Treatment Area (forestry).** An identifiable and geographically bounded forest area within the coastal zone that constitutes a significant habitat area, area of special scenic significance, and any land where logging activities could adversely affect public recreation area or the biological productivity of any wetland, estuary, or stream especially valuable because of its role in a coastal ecosystem.

**Storm Runoff.** Surplus surface water generated by rainfall that does not seep into the soil, but flows over the land to streams, rivers or lakes.

**Structure.** Building or other facility including but not limited to any road, retaining wall, pipe, flume, conduit, siphon, aqueduct, telephone line, electrical power transmission or distribution line.

## **Sustained Yield.**

For timber resources: Management of a forest property for continuous production with the aim of achieving, at the earliest practicable time, an approximate balance between net growth and harvest, either by annual or somewhat longer periods.

For water supply: The minimum standard for determining the adequacy of an individual water supply for long term use. For wells, minimum sustained source yield for each connection is 3 gallons per minute for 24 hours of continuous pumping during November through July; and 2 gallons per minute for 24 hours of continuous pumping during August through October.

**Timberland.** Privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable for growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

**Transmission Lines.** Utility transmission and distribution lines, including service lines (from the edge of a parcel to the structure receiving service), and extensions (from the existing distribution line along a public road or over private property to the edge of the parcel to receive service).

**Unique Farmland of Statewide Importance.** Farmland, other than prime farmland soils, which produces those crops of greatest economic significance to the state, as defined in the California Department of Food and Agriculture, January 1978 ACR 11 Report Pertaining to Prime Agricultural Land. For a more detailed discussion of this farmland classification, see the LCP Agriculture Background Report.

**Urban Area.** The area within the Urban Services Line.

**Urban Density Areas Outside the Urban Services Line.** In the Coastal Zone, Davenport, La Selva Beach, Sand Dollar Beach, Sunset Beach and Pajaro Dunes.

**Urban Density Development.** Development at densities greater than one dwelling unit per acre or the equivalent.

**Urban Services Line.** A boundary line defining those areas planned to accommodate urban densities of development as projected approximately 10 years into the future based on the population growth rate goals of the County and the pattern of existing urban services and those projected to be established in the same planning period. The Urban Service Line is subject to change in the future where consistent with the requirements of the Coastal Act and the needs of the Community. Abbreviation: USL.

**Urban/Rural Boundary:** In the Coastal Zone, a boundary line between rural areas and (1) urban areas within the Urban Service Line, and (2) the recognized urban density areas outside the USL.

**Use Permit.** A type of zoning permit established to regulate the impact of "conditional uses" allowed in zone districts, and for control of other specific uses defined in the zoning ordinance, such as developments on properties without adequate access.

**Vertical Access.** A path or trail which connects the nearest public roadway with a shoreline destination via a reasonably direct route.

**Viewshed.** The area within view from a defined observation point.

**Visitor Accommodation.** Visitor serving facilities for overnight or extended stay use, such as hotels, motels, horizontal hotels, inns, lodges, recreational vehicle parks, hostels, commercial camping, and appurtenant uses.

**Visitor Accomodation Unit.** A visitor-serving unit not exceeding four rooms, one of which is a bathroom, one of which may be either a kitchen or an additional bathroom, and not exceeding 600 sq. ft. overall. A studio with bath and kitchenette counts as 3/4 unit.

**Visitor-Serving Facility.** Public and private development that provides accommodations, food and/or services for visitors or tourists.

**Watershed.** The region drained by, or contributing water to, a stream, spring, lake or other body of water.

**Water Supply Watershed.** All of the land area which contributes surface runoff to an existing or proposed reservoir or intakes used for water supply. This includes everything upstream of that point.

**Wetlands.** Lands which may be covered periodically or permanently with shallow water and include saltwater marshes, fresh water marshes, open or closed brackish water marshes, swamps, mudflats, and fens.





## LOCAL COASTAL PROGRAM LAND USE PLAN UPDATING PROCEDURE

In order to keep the published Local Coastal Program Land Use Plan up to date, the County will publish new pages to insert into this document following the adoption of amendments. Such updates (packages of new pages) will be published once each year, usually in January, covering all amendments for the previous year.

Update material may be obtained by contacting the Santa Cruz County Planning Department, Room 400, 701 Ocean Street, Santa Cruz, California, 95060; telephone (408) 425-2835.

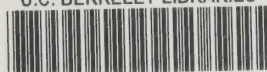
It is recommended that the following updating procedure be followed:

- 1) Remove the text page(s) to be replaced.
- 2) Insert the new page(s).
- 3) Insert the update cover sheet listing the new pages behind this page of procedures.





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◀ NATURAL SYSTEMS

◀ AGRICULTURE and TIMBER

◀ HAZARDS

◀ SHORELINE ACCESS

◀ RECREATION and VISITOR-SERVING FACILITIES

◀ VISUAL RESOURCES

◀ LOCATING and PLANNING NEW DEVELOPMENT

◀ PUBLIC WORKS

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◀ INDUSTRY and ENERGY

◀ GLOSSARY